
Site Address:	1 Allmara Drive, Waterloooville, PO7 5TT		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00945	Expiry Date:	14/02/2023
Applicant:	Mr Paul		
Agent:	Mr Martin	Case Officer:	Joseph Toole
	Project Support and Design		
	Limited		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Allmara Drive, Waterloooville, is a two storey detached property located to the east side of Allmara Drive, within a cul-de-sac. The property comprises brickwork and concrete roof tiles. Vehicular access is from Allmara Drive with parking to the front.

The property is located within a residential area with surrounding properties of the same design.

There is one TPO tree to the north side of the site.

2 Planning History

93/58137/000 - Beech: remove 4 lowest branches & reduce crown by 30 Oak: reduce lower branches

to clear dwelling by 2-3m & rebalance crown; both trees covered by TPO 947., PERM,26/04/1993

03/58137/001 - Application to reduce the crown and deadwood an Oak tree (T5) subject to TPO 0947., PERM,09/04/2003

APP/10/00586 - Reduce 1No. Copper Beech tree by 30-60cm on one side, subject to TPO 0947., PERM,01/12/2010

71/18236 - for the erection of 71 terraced houses, UNK,25/08/1971

APP/15/00190 - Removal of 1No. Quercus Robur (T5) subject to TPO 0947.

, PERM,02/04/2015

APP/19/00714 - Reduce height 1No. Copper Beech (T1 on application form) by 2m from a starting height of 14m, leaving a finished height of 12m. Reduce width by 2m from a starting width of 11m, leaving a finished width of 9m. Tree subject to TPO 0947., PERM,30/08/2019

3 Proposal

The proposed works would involve a single storey rear extension. It would have a width of approximately 8 metres, a depth of approximately 3.3 metres on the north side and 6.2 metres on the south side, with a flat roof having a height of approximately 2.6 metres.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are a number of trees onsite and on adjacent land that could be affected by the proposals. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

No Comment.

Councillor S Milne

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on Trees

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed extension would have brickwork to match the existing property with a flat roof. This is considered to be inkeeping with the context of the man dwellinghouse and character of the area.

7.4 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling. It must be noted that the proposed works would reduce the rear garden space of the property. However, there is sufficient outdoor amenity space to the side of the property. Therefore, on balance, the rear extension is considered to be inkeeping with the character of the area and would not result in an unacceptable overdevelopment of the site.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 On the north side there would be a side window within the proposed rear extension. Due to the existing screening of 1.8 metre high fencing along the boundary it is not considered to cause harmful overlooking. Due to its position it is not considered to have a negative impact on any neighbouring property on this side.

7.7 On the south side facing the shared boundary with No.2 Allmara Drive there would be no side windows within the proposed extension. Although the proposed extension would go along most of the shared boundary, due to its modest flat roof design and orientation is it not considered to appear harmfully overbearing or result in the harmful loss of light to the occupiers of No.2.

7.8 To rear there would be two windows within the proposed extension facing out onto the rear boundary. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking to the properties to the rear. Due to its modest flat roof design it is not considered to appear overbearing or result in the harmful loss of light to the properties to the rear.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.10 The Council's Arboriculturalist commented on the application raising no objection subject to a suitably worded condition imposed requiring the works to adhere to the protection measures detailed within the submitted document. A condition to this effect has been recommended.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and trees and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00945

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Site Plan - 01
Proposed Ground and First Floor Plans - 03
Plan Section - 04
Existing and Proposed Front Elevations - 05
Existing and Proposed Rear Elevations - 06
Existing and Proposed Left Elevations - 07
Existing and Proposed Right Elevations - 08 REV 01
Existing and Proposed Drainage Layout - 09
Arboricultural Method Statement
Tree Report
Tree Protection Plan

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The proposed development approved shall be carried out in accordance with the Arboricultural Method Statement by Arbor Cultural Ltd. dated December 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO tree within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.