
Site Address: 3 Treetops Drive, Forest Avenue, Waterlooville, PO8 8JF
Proposal: Single storey extension to north-east elevation and single storey extension to south-west elevation. (Revised application).
Application No: APP/20/00810 Expiry Date: 18/11/2020
Applicant: Mr & Mrs Mount
Agent: Mr Burnett Case Officer: Denise Sheath
Blue Sky CAD Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- .1 The application site is a detached bungalow located within a modern small development of 5 dwellings to the west of Forest Avenue. No. 3 Treetops Drive is to the north west of the development, and sits within a good size plot. The property is constructed with brick and has elements of brown stained horizontal timber cladding to the exterior.
- 1.2 The property currently benefits from a triple garage to the north eastern elevation

2 Planning History

APP/13/01182 - Crown reduce 1No. Ash tree by 3m overall, within W1 of TPO 1614. PERM,11/02/2014

APP/17/00788 - Extension to existing garage to provide 1No. extra parking bay. PERM,09/10/2017

APP/19/00215 - Crown reduce height of 3No. Ash by 4m to leave finished height of 8m, and reduce width by 1.5m to leave finished width of 2.5m; remove 3No. Ash; crown reduce height of 1No. Oak by 2.5m to leave finished height of 11.5m and reduce width by 3m to leave finished width of 7m. All trees subject to Woodland Order W1 of TPO 1614. PERM,03/04/2019

APP/19/00980 - Single storey extension to north-east elevation and single storey extension to south-west elevation PERM,10/12/2019

3 Proposal

Single storey extension to north-east elevation and single storey extension to south-west elevation. (Revised application).

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection however the ground protection should be extended to cover the area for the infill extension to the north east.

Officer Comment:

Following receipt of a revised Arboricultural Tree Report the Council's Arboriculturalist has confirmed that this is now satisfactory

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: 10

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

- (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 Treetops drive is a private road location to the rear of No.18-20 Forest Avenue. The road is characterised by individual styled one and two storey dwellings, all of which are detached.
- 7.4 The single storey flat roof extension to the south west elevation will be in line with the front building line of the property and will extending a further 4m across with a 3.868m depth attaching to the existing side wall of the property. This extension would be slightly visible from the streetscene and it is considered that this will result in a positive impact as the materials to be used will match the existing property.
- 7.5 The single storey extension to the north-east elevation will be in line with the building line of the rear of the property and will extending a further 5m across with a 7.972 depth attaching to the existing rear wall of the garage. The roof will be in keeping with that on the existing dwelling with regard to its design. This extension would be slightly visible from the streetscene and it is considered that this will result in a positive impact as the materials to be used will match the existing property.
- 7.6 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

- 7.7 The neighbouring properties to the rear of the proposal have a distance of 11.3m from the extension to the shared boundary and approximately a distance of 33m from the rear wall of the extension to the rear wall of their dwelling houses, they are mostly screen by the trees and shrubbery which is over 2m in height along this boundary, therefore any impact upon these neighbouring properties would be minimal.
- 7.8 The neighbouring property to the north east elevation (No.29a Longwood Avenue) will have a distance of 14.1m from the extension to the shared boundary and approximately a distance of approximately 27m from the facing wall of the extension to the rear wall of their dwelling house, they are partially screen by 1.8m high close boarded wooden fence along this boundary. Therefore the proposal would have minimal and acceptable impact upon this neighbouring property.
- 7.9 The other neighbouring property along the north east elevation (No.4 Treetops Drive) will be able to partially see the proposal from their front car parking area, the distance from the proposal to the main dwelling house would be approximately 26m, the proposal would be partially screen by the 1.8m close boarded fencing, the impact upon this neighbouring property would be minimal and acceptable.
- 7.10 The neighbouring property to the south east (No. 2 Treetops Drive) have a boundary which wraps around the south west corner of the application site by approximately 11m. The distance between the south east boundary from the proposed extension is approximately 6m, this element of the extension would be screen partially by a 1.8m close boarded fence, the neighbouring property have a carport within this section of the boundary. There is a distance of 6m from the side facing elevation of the extension to the shared boundary to the south west which is the neighbouring properties rear garden. Any impact from the proposal would be minimal and acceptable.
- 7.11 The neighbouring property at No.19 Forest Close is a significant distance from the

proposal that any impact would be minimal and acceptable.

- 7.12 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) Effect on Trees

- 7.13 The Arboriculturalist has confirmed they have no objection to the proposal following the receipt of a an amended Arboricultural Tree Report received 05 November 2020.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/20/00810 subject to the following conditions

- 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:

Application Form - Received 08 September 2020

Location Plan - Received 08 September 2020

Existing Site Plan - Drawing No.19-206/P/002 - Received 08 September 2020

Existing Floor Plan - Drawing No.19-206/P/003 - Received 08 September 2020

Existing Elevations - Drawing No.19-206/P/004 - Received 08 September 2020

Proposed Site Plan - Drawing No.19-206/P/005 C - Received 08 September 2020

Proposed Floor Plan - Drawing No.19-206/P/006 C - Received 08 September 2020

Proposed Elevations - Drawing No.19-206/P/007 C - Received 08 September 2020

Tree Report and the Tree Protection Plan - Plan Reference - SMW/3

TREETOPS DR/TPP/003 - Received 05 November 2020

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 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same has been implemented as set out in the Tree Report and the Tree Protection Plan - Plan Reference - SMW/3 TREETOPS DR/TPP/003 - Received 05 November 2020. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.

Reason: To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.