
Site Address:	7 Elwell Green, Hayling Island, PO11 9AZ		
Proposal:	Single storey front and rear extensions.		
Application No:	APP/21/00091	Expiry Date:	02/04/2021
Applicant:	Mr Ripley		
Agent:	Mrs Fox	Case Officer:	Jane Burton
	Critchley Architecture and Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Elwell Green is a semi detached bungalow in cul de sac location. The site is roughly triangular in shape, with a front rear and side garden. The surrounding area is residential comprising of detached and semi-detached bungalows of a similar age. To the rear of the site is an access road to residential properties to the rear and an area Tree Preservation Order (TPO) beyond this (ref. 1161) consisting of mature/semi-mature sycamore trees.

The site is in the urban area as defined by the local plan.

2 Planning History

No recent history.

3 Proposal

The proposals consist of a single storey pitched roof front extension and a single storey flat roofed rear extension. Following officer concern about the size of the front extension in the original submission, this extension has been reduced in depth from approximately 5m to 4.5m beyond the main front elevation, and has been reduced in width by approximately 1.2m, to 3.75m width. This also allows a sufficient depth for further car parking space to the front.. A flat roof porch is proposed adjacent to the main front extension. The rear extension would be flat roofed, approximately 4m in depth and 2.8m in height. The materials would be brick, render and concrete tiles to match the existing to the front, with an EPDM flat roof to the rear. Changes to the fenestration are also proposed including bi-fold doors and a new window to the south-west facing elevation.

No arboricultural information was in the original submission, however following advice from Havant Tree Officer a tree report and Tree Protection Plan have been submitted to support the 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

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)
E18 (Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Councillor Joanne Thomas

No comments received

Developer Services, Southern Water

Advice provided

HBC Tree Officer

Initial comments following submission of tree information by agent:

I can appreciate that the Agent is trying to be helpful with the information they have provided, however one of the difficulties when these statements are made in-house rather than by a qualified Arb is that there is often important information left out.

In this case I am left with a number of details that are not available:

- Stem diameter.
- Species.
- Any requirement for RPA off set or adjustment.
- The aboveground relationship with the tree canopy and if facilitation pruning would be required / if so, what works are needed / potential for future pressure to prune.
- We really need these details to make a fully informed decision

Further comments following submission of a Arb report and Tree Protection Plan:

The Arb information supplied is to a high standard and will allow for the protection of the adjacent trees if the AMS and TPP are followed, as such I would expect the trees to be unharmed by the development and raise no objection.

If permission is granted then the AMS and TPP must be conditioned and fully adhered to and to include a pre commencement site meeting with the Agent, Arb Consultant and LPA representative to ensure that the tree protection is in place.

In addition to the this works outlined within the RPA must be supervised by the Arb Consultant.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<u>Objection.</u> (please see website for full representation) -Requests Planners visit the street to view and understand Elwell green and its design and layout. -Elwell green is a cul-de-sac comprising 3 pairs of semis and 12 detached bungalows. None of the semis have been radically altered and currently compatible with the design and layout of road. Basically the area is a retirement zone - we fit into that at 77-91 respectively. No7 and 8 Elwell Green are one of the pairs of semis. -Appears to be an incorrect answer to a section of the application form - the section refers to if any other properties are affected by this application - the answer was no, the answer should be	 A case officer site visit to view from the street has taken place. See planning assessment below.

yes - 7 & 8 are a pair of semis, no.8 has shared foul drainage across the curtilage of no.7 at the rear and side . Foul drainage currently runs across the garden will be under the extension. The is a 90 degree bend in the systems which hinders the proper flow of soil. In our years of occupancy this has required rodding on 3 occasions. Therefore no.8 is an affected property in our opinion. Objection due to design, appearance and layout, smells, fumes and privacy. -Front extension at 4.48m (equating to over 22m²) forward on the property is an excessive footprint on a small semidetached property. No 11 has been extended however is considerably smaller than the one proposed at no 7 and it is still obtrusive. No.11 is also detached. -Section 8 of the application form - Parking .. answer given is no. However, architects drawing of the proposed site plan shows 2 cars parked along the boundary between no.7 and 8, Cars are not currently parked in this area, Will create nuisance of noise, smells, fumes only 0.61m from ventilation to main bedroom of no.8. This concerns me due to health issues. Objections due to appearance, layout, daylight of rear extension -Due to massive size of the extension and its subsequent appearance. -Daylight will be severely compromised to the rear bedroom of no.8.	This is a building control matter. The applicant has confirmed that they are aware that liaison with Southern Water is required. See planning assessment below.
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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 subject of a TPO to the rear of the site
- (v) Car parking provision

(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 Both extensions would be lower in height than the main roof ridge and thus subordinate in this respect, however concern was expressed by the officer about the size of the front extension in the original submission, particularly in the context of the pair of dwellings (no. 7 and no.8). In response the applicant has reduced the depth to a degree, and reduced the width of the extension. The reduction would reduce mass, and the revised proposal would have a similar width to the existing front projection and that of no.8 Elwell Green. The reduction in depth would alter the site layout by leaving a sufficient depth to the front boundary to allow car parking space to the front of the extension. Whilst a further reduction in depth would have made the extension more proportionate to the depth of the main dwelling, the applicant did not wish to reduce the depth any further. Whilst a reduction would have been preferred, - given the position of the property in the street, and set back on no.6 Elwell Green (to the south), views of the side elevations of the extension from public vantage points would be limited. Thus, in this instance it is not considered that the revised proposal would have an unacceptable impact on the street scene/character of the area that would warrant the refusal of the scheme. The pitched roof design is considered to be appropriate, and materials would match the existing dwelling.

The rear extension would not impact on the street scene.

The revised proposal is not considered to have an unacceptable impact on the streetscene having regard to policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 No.8 Elwell Green is the adjoining property to the north. Both the front and the rear extensions would be single storey in height and there are gaps to the boundary which would reduce the impacts. The rear extension closest to no.8 would be 2.8m in height, with a gap of approximately 1.4m to the boundary. Whilst there would be some impact compared to the existing, given the height and gap it is not considered that the proposals would result in an unacceptable overbearing or loss of light impact to no.8 Elwell Green. No windows are proposed on the rear extension facing toward no.8, and thus no unacceptable loss of privacy into private amenity space would result. Whilst the use of front amenity space for parking is permitted development, not requiring planning permission, the revised layout does allow space for/indicates car parking provision to the front of the extension as indicated on the revised site plan, further from the front of no.8.

Overall, it is not considered that the proposals would have an unacceptable impact on the amenities of no.8 Elwell Green to warrant the refusal of the application.

No.6 Elwell Green is the neighbouring property to the south. The proposed front extension would be single storey and there would be gaps remaining to the boundaries. The closest part of no.6 to the proposed front extension is a side extension at no.6 which has no facing windows. Two new windows are proposed on the side of the existing building and proposed rear extension, as well as a bi-fold door; however these are at ground floor height and there is a fence to the boundary. Thus no unacceptable loss of privacy is considered to result.

Given the relationships, overall it is not considered that the proposals would have an unacceptable impact on the amenities of no.6 Elwell Green.

- 7.5 The proposals are not considered to have an unacceptable impact on neighbour amenity having regard to policy CS16 of the HBLP (Core Strategy).

(iv) Impact on trees subject of a TPO

The proposals would be closest to a mature sycamore tree to the rear of the site area covered to by an area TPO. Following the submission of an arb report and tree protection plan, no objection is raised by HBC Tree officer provided that the submitted arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) are conditioned and fully adhered to and include a pre commencement site meeting with the Agent, Arb Consultant and LPA representative to ensure that the tree protection is in place. In addition that all works outlined within the root protection area (RPA) must be supervised by an Arb Consultant.

As such the proposal is considered to be acceptable having regard to policy DM8 of the HBLP (Core Strategy) provided that conditions are attached as requested by HBC Tree Officer. Required pre-conditions have been agreed with the applicant.

(v) Car parking provision

- 7.6 The proposals would not increase the number of bedrooms in the property, but the layout would impact on the current parking arrangement to the front/side. Revised plans indicate the provision of parking space 2 vehicles which accords with the Councils standards for the size of dwelling. The scheme is thus considered to be acceptable having regard to policy DM13 of the HBLP (Core Strategy).

(vi) Other considerations

7.7 Drainage/Southern water comments

The applicant is aware of the comments provided by Southern Water and that permissions, other than planning permission, are necessary to carry out the works. Any changes to the proposed layout would require the submission of a revised scheme to the Local Planning Authority (LPA).

8 Conclusion

- 8.1 The proposal is considered to be acceptable having regard to policies CS16, DM8 and DM13 and is therefore recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00091 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:

20100-402D (Proposed Plans) received on 15.04.21

20100-502D (Proposed Elevations) received on 15.04.21

20100-104A (Proposed Site Plans) received on 15.04.21

20100-101B (Location Plan/Block Plan) received on 15.04.21

Tree Report/Arboricultural Method Statement/Tree Protection Plan written by 'Fallen and Found Arboriculture Limited' dated 14th April 2021 received on 15.04.21.

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 All works shall be carried out in strict accordance with the Tree report/Arboricultural Method Statement/Tree Protection Plan written by 'Fallen and Found Arboriculture Limited' dated 14th April 2021 received on 15th April 2021.

Reason: To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Protective measures, including fencing and ground protection in accordance with the Tree report/Arboricultural Method Statement/Tree Protection Plan written by 'Fallen and Found Arboriculture Limited' dated 14th April 2021 received on 15th April 2021 shall be installed prior to the commencement of any demolition, construction or groundwork on the site.

Reason: To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan

(Core Strategy) 2011 and the National Planning Policy Framework.

- 6 A pre-commencement meeting shall be held on the site to ensure that the tree protection is in place before any of the site clearance and construction works begin. This shall be attended by the Site Agent /Manager, Arboricultural Consultant, and representative from the Local Planning Authority.

Reason: To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering levels of the site shall take place until a Project Arboriculturalist has been appointed to supervise construction activity occurring on the site. The Project Arboriculturalist shall be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement and tree protection plan.

Reason: To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 All works within the Root Protection Area (RPA) of T1 shall be supervised by the Project Arboricultural Consultant. Any complications shall be reported to the Local Planning Authority at the point they are found.

Reason: To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.