
Site Address:	29 Milbeck Close, Waterlooville, PO8 8EP		
Proposal:	Single storey side/rear extension (amended description 13.01.21)		
Application No:	APP/20/01067	Expiry Date:	06/01/2021
Applicant:	Mr Salmon		
Agent:	Mr C Flint	Case Officer:	Jane Burton
	Chris Flint Ass Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

29 Milbeck Close is a 2 storey semi-detached property constructed of brick and tile, in an inside corner position on Milbeck Close. To the side of the property is a single storey garage building which is semidetached, being attached to the garage of the neighbouring property no.30 Milbeck Close. There is a parking area to the front of the house and land level rises from street level to the rear of the site. There are several mature trees to the rear of the site and a TPO woodland area adjoins the site to the rear. The surrounding area is residential with adjacent houses of a similar age and design.

2 Planning History

None relevant

3 Proposal

The proposals consist of a single storey side and rear wraparound extension. The extension would be set back from the front elevation by approximately 3.8m, with a width of 2.3m and a depth from the rear elevation of 3.5m. The extension would have a hipped roof with a flat top and roof lantern to the rear. The height of the extension would be approximately 2.4m to the eaves and 3.2m maximum height.

The original submission also included the demolition of the existing attached garage and erection of a new garage, however this has now been removed from the scheme on revised drawings as Certificate B was not signed and the applicant wished to obtain planning permission to allow a start on the side/rear extension without further delay.

The materials would be brick and tile to match the existing building.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

E18 (Trees, hedgerows and woodland)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Following submission of a Tree Protection Plan, the tree officer recommends a pre-commencement condition that no works commence prior to the erection of the tree protection fencing as per the supplied plan, and photographs submitted by the agent and approved by the LPA.

Prior to this commented that a Tree Protection Plan should be submitted. Commented that whilst based on the plan and photos this suggests that there is sufficient room whereby the development is unlikely to cause damage to trees, trees are vulnerable to damage from on site activities and would like to see fencing erected to protect these trees in line with BS 5837 and also to ensure that the root protection areas (RPA) of the TPO woodland to the rear is not compromised.

Also commented that it would appear that there are already materials being stored on site which could cause compaction issues to adjacent trees if it is within the RPA and they should be moved. **Officer Note:** The applicant has been advised of these comments, and responded to state that works have not started (in respect of this application), but that there are materials on site which they will arrange to be moved to the lower area away from the trees (23.12.20).

Councillor A Briggs - Cowplain

No comments were received.

Councillor D Keast - Cowplain

No comments were received.

Councillor Narinder Bains - Cowplain

No comments were received.

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: 4

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 mature trees and woodland TPO 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 extension would be attached to the side elevation and side roof slope of the existing house. The design of the dwelling does not lend itself well to side extension given the hipped side roof slope, but the proposal would be single storey, and set back, and thus would not be prominent in the streetscape. Overall, the proposal is not considered to result in harm to the streetscape.

Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and street scape, 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 unacceptable adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 No.28 Milbeck Close is the adjoining property to the north. The proposed rear extension would be positioned close to the side boundary of no.28 and would extend by approximately 3.5m beyond the rear elevation of no.28. Given the orientation it is considered that some increase in shadowing would result compared to existing, however the proposal is single storey and not considered to extend excessively beyond the rear elevation. In addition, the height of eaves has been kept down to 2.4m and the roof would pitch away from the boundary, reducing the impact. There are no windows on the north elevation of the proposal and the position of the extension is set in slightly from the boundary so that the eaves/guttering would not overhang the boundary. Overall, it is not considered that an unacceptable adverse impact on the amenity of no.28 would result.

No.30 Milbeck Close is the neighbouring property to the south west. Given the relationship and existing garage buildings between the properties it is not considered that there would be an unacceptable impact on the amenities of the occupier of no.30.

- 7.5 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site 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) Impact on trees

There are three mature oak trees on the application site close to the rear boundary, and the site adjoins a TPO woodland area (ref W1 1315). Following initial comments from Havant Tree Officer a Tree Protection Plan has been submitted, which Havant Tree Officer has confirmed is satisfactory. To ensure protection it is recommended that a pre-commencement condition as recommended by Havant Tree Officer is attached to any planning permission granted. This is to the effect that no works shall commence prior to the erection of tree protection fencing as per the supplied tree protection plan,

and photos of the fencing once erected shall be submitted to the LPA to demonstrate this. The applicant has agreed to the imposition of this condition.
Case officer update 11.01.21 - the applicant has now supplied a photograph of the tree protection fencing in situ and the relevant condition has been amended to reflect this.

Subject to the imposition of the above condition the proposal is consequently considered to meet the requirements of Policies DM8, CS11 and CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is not considered to have an unacceptable impact on the character of the area, neighbours, or mature and protected trees, and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01067

- 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:
01 Revision 01 (Location Plan, Block Plan, Plans and Elevations) received on 13.01.21, and T1 (Tree Protection Plan) received on 23.12.20
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing dwelling 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 prior to the erection of temporary protective fencing in the position to accord with drawing T1 (Tree Protection Plan) received by the Local Planning Authority on 23.12.20. The fencing shall be retained throughout the course of works on the site, during which period no placement of materials, fuels, chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure no adverse impact on trees results from the carrying out of the development having regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.