

Recommendation: **GRANT PERMISSION**

ENP D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Having looked at the applicants plans, site photos from your visit and those supplied by the agent I raise no objection to this application on arboricultural grounds.

The protective fencing shown on the supplied plans should be conditioned if permission is given so as to reduce the potential for harm to the retained trees.

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: 5

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) Effect 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 proposal is for a single storey attached side extension to form a garage, the proposed extension will be sited along the eastern elevation of the property with a width of 4m and a depth of 8m spanning the whole of the eastern elevation of the property, the roof will be a single pitch roof rising towards the property with 3No. roof lights along the roof slope, the roof will have an eaves height of 2.7m and a maximum height of 3.4m, the roof will have a over hang to cover a walkway underneath and to be used for storage of boat masts. The materials to be used in the construction of the

proposal will be of similar appearance to those used in the construction of the dwellinghouse, with interlocking concrete tiles to be used in the construction of the roof. The front elevation of the proposal would be visible from the public realm due to the use of similar materials the proposal is unlikely to cause any harm to the visual amenity of the character of the streetscene and would therefore be considered acceptable.

- 7.4 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

- 7.5 The neighbouring properties to the front, rear and western elevations are a significant distance from the proposed development that any impact would be considered minimal and acceptable.
- 7.6 The proposal would have the most impact on the neighbouring property to the east (No.12 Havant Road), the proposal (with the roof overhang included) will have a distance of 0.7m from the shared boundary and 1.7m from the main dwellinghouse. The existing boundary treatment along the shared boundary consists of an approximately 1m close boarded wooden fencing with some shrubbery planted along this elevation. The applicant and agent have agreed to planting further natural screening along this elevation, this would consist of an evergreen Laurel Hedge which would be an all season screening at a maintained height of 1.8m, this would help mitigate any impact on outlook to the neighbouring property along this elevation. It is noted that no objections have been received and I would therefore consider the proposal to have a limited and acceptable impact.
- 7.7 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 the Trees

- 7.8 The Arboricultural officer has no objections to the proposal but has requested that a condition is placed on the decision notice for protective fencing shown on the supplied plans to ensure the trees are not harmed during development. A condition will be placed as per the Arboricultural officers request.

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/20/00663 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 03 August 2020
Planning Design Statement - Received 03 August 2020
Block Plan Proposed - Drawing No. 19019/A16 A - Received 03 August 2020
Site Plan Proposed - Drawing No. 19019/A10 C - Received 03 August 2020
Location Plan; Existing Block Plan, Elevations; section and 3D View - Drawing No. 19019/A01 A - Received 03 August 2020
Proposed Floor Plans - Drawing No. 19019/A11 C - Received 03 August 2020
Proposed Elevations - Drawing No. 19019/A12 C - Received 03 August 2020
Proposed Sections - Drawing No 19019/A13 C - Received 03 August 2020
Email regarding Landscaping Details - Received 17 September 2020

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 The landscaping works shown on the approved plans 'Site Plan Proposed' received 03 August 2020 and email received 17 September 2020 shall be planted at a height of 1.5 metres within 1 month of this decision. The hedging on the eastern boundary shall then be grown to a minimum height of 1.8 metres and be retained at all times. Any trees/hedging which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees/hedging of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: In order to protect the outlook of the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until all trees as shown on the Proposed Site Plan received 03 August 2020 have been enclosed with temporary protective

fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.