

Recommendation: **GRANT PERMISSION**

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

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist, Havant Borough Council**

Whilst the proposed alterations to the house are sufficient distance from any trees there will be alterations to the driveway and boundary wall (already removed) within the root protection area of the TPO'd Oak tree at the front of the property (located within 175 Park Avenue).

I will therefore require an Arboricultural Method Statement and Tree Protection Plan to ensure that the tree is suitably protected and considered during the course of all the works.

### **Arboriculturalist, Havant Borough Council**

My previous comments still apply. "Whilst the proposed alterations to the house are sufficient distance from any trees there will be alterations to the driveway and boundary wall (already removed) within the root protection area of the TPO'd Oak tree at the front of the property (located within 175 Park Avenue).

I will therefore require an Arboricultural Method Statement and Tree Protection Plan to ensure that the tree is suitably protected and considered during the course of all the works".

### **Officer's Comment**

A condition to this effect has been recommended.

### **Councillor Gary Hughes**

No Comment.

### **Councillor Husky Patel**

No Comment.

### **Councillor Ms C Howard - Purbrook Ward**

No Comment.

### **Environment Agency**

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: 14

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) Trees
- (v) CIL
- (vi) Parking
- (vii) Flooding

(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 development would involve remodelling the property to include a two storey side extension with a replacement integral garage following the demolition of the existing detached garage. The proposal would also involve a single storey rear extension and rear dormer following the removal of the existing shed with changes to front boundary wall and gate

7.4 The proposed development would be of modern contemporary design with a two storey front porch with glass facade following the removal of the existing porch. It would not extend any further forward than the existing porch.

7.5 The proposed two storey side extension would be set back approximately 2.4 metres from the front of the property not extending above the existing roof line. This would be subservient to the host dwelling and as a result be inkeeping with the context of the main dwellinghouse and the character of the area.

7.6 Due to the proposed location of the rear extension it would not be readily visible from the public domain and as such it is not considered to have an impact on the character of the area. It would have a width of approximately 14.9 metres, a depth of 6.8 metres and a maximum height of 3.5 metres. There would be a rear dormer with a width of approximately 14.8 metres, a depth of approximately 3.2 metres and a maximum height of approximately 2.2 metres.

7.7 The residential area is diverse with a mix of properties which vary in design and size. No. 179 Park Avenue has been re-cladding with a new slate roof along with other properties being modernised in the surrounding area. A range of houses within the street have a white render finish. The proposed development on the main dwelling house would have white rendered brick work and slate roof tiles to match neighbouring houses in the area. This would be deemed acceptable to the context of the main dwellinghouse and the character of the area.

7.8 The proposed development would involve changes to the front wall with the gate being centred to the property and an increase in the height of the brick to its original height prior to its collapse. It would continue to be set back from the highway therefore it is considered not to have any adverse impact on public safety or visual amenity.

7.9 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

- 7.10 The proposed alterations/development to the front of the existing property would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway. To the rear the single storey extension would have doors and glass bi-folding doors which would be screened by 1.8 metre fencing to the rear. The proposed rear dormer would have 4 windows facing the rear garden of Konig 2 Ladybridge Road, however it would not overlook any immediate private amenity space and due to the separation distance between properties is considered to be acceptable. Furthermore, 4 rooflights would be placed in the rear roof; these would not be possible to look out. Therefore it would not result in the loss of any private amenity space to the surrounding neighbours. There would be oblique views into the rear gardens of No. 175 and No. 179 Park Avenue from the rear dormer. However it is considered not to result in the loss of the immediate private amenity space and is deemed acceptable in this residential area.
- 7.11 No. 175 Park Avenue is on the south-west of the application site and therefore the proposed two storey element of this scheme would not have an adverse impact on the amenities of the occupiers of this neighbouring property by reasons by overshadowing/loss of light. The proposed development would have one ground floor window on this side with two roof lanterns on the proposed single storey rear extension to provide additional light to the extension. The proposed rear single storey extension would be screened by 1.8 metre high fencing therefore it would not result in a loss of private amenity space to the occupiers of No. 175 Park Avenue.
- 7.12 No. 179 Park Avenue is on the north-east of the application site. The proposed two storey side extension would be offset from the boundary by approximately 1.1 metres. There would be no windows on this side. Furthermore, the proposed works would not result in overlooking to the occupiers of No. 179 Park Avenue as there are no windows on the side facing No. 177 Park Avenue. Due to the orientation of the proposed development and the height of the neighbouring property it is considered not to have an adverse impact on No. 179 Park Avenue in terms of loss of light or overshadowing.
- 7.13 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

- 7.14 There is a TPO tree (ref:1001) at the front of the boundary shared with No. 175 Park Avenue. The Council's Arboriculturalist requires an Arboricultural Method Statement and Tree Protection Plan to ensure that the tree is suitably protected and considered during the course of all the works. A condition prior to commencement of works has been recommended to this effect and agreed by the applicant.

(v) CIL

- 7.15 The CIL rates to be applied to development are set out in the Havant Borough Council Infrastructure levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Waterlooville.

- 7.16 The scheme would be Community Infrastructure (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 343 sqm which generates a total CIL liability of £16,509,14. An exemption from this payment will be sought.

(vi) Parking

- 7.17 The proposed development would see the removal of the existing garage to be replaced by an integral garage which would allow for 2 car parking spaces. The number of bedrooms would remain 4 therefore 3 car parking spaces are required as set out in the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces and therefore accords with the Havant Borough Car Parking SPD.

(vii) Flooding

- 7.18 The majority of the application site is within Flood Zone 1 with a small part of the rear garden in Flood Zone 2. The Environment Agency has no comment on the application and the proposal should not increase flooding on the site or elsewhere.

## 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01145

- 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

Block Plan - 1901.101 A

Proposed Plans and Elevations - 1901.103 A

Existing and Proposed Front Wall and Gate - 1907.104 A

**Reason:** - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until a detailed Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved by the Local Planning Authority detailing specific measures to be undertaken to prevent damage to existing tree on the neighbouring property throughout implementation of the works. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times while such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 2 metres high when planted.

**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 CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.