

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection provided the work is carried out in accordance with the Arboricultural report and Tree Protection Plan.

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
- (iv) Effect on 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 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 8.318m across with an 8.97m 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 4.950m across with a 5.106m depth attaching to the existing side wall of the property. 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 tress 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) have a distance of 7.3m from the extension to the shared boundary and approximately a distance of 26m 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. There is to be a roof light to be inserted along the roof of the main dwellinghouse facing the rear elevation the neighbouring property, this would have a distance of approximately 27m to the main dwellinghouse within the neighbouring property, therefore the proposal would have minimal and acceptable impact upon this neighbouring property.
- 7.9 The other neighbouring property along the north east (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 east west corner of the application site, the south west boundary 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 along this boundary, the south west elevation has a minimum gap of 1.8m this elevation of the extension is facing the rear garden. There is to be a roof light to be inserted along the roof of the main dwellinghouse facing the side elevation of the side elevation of the property, this would be facing the carport and have a distance of approximately 17m to the main dwellinghouse within the neighbouring property, therefore the proposal would have minimal and acceptable impact upon this neighbouring property.
- 7.11 The neighbouring property along the south west (No.19 Forest Close) has a distance from there rear boundary to the extension of 2.7m and a distance of approximately 22m from the rear wall of the property to the side elevation of the extension along this elevation, the neighbouring property will also be screened by 1.8m wooden fencing, therefore the impact upon this neighbouring property 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.

Impact on trees

- 7.13 The Arboriculturalist has confirmed they have no objection to the proposal providing the work is carried out in accordance with the Arboricultural report and Tree Protection Plan submitted 15 October 2019 as part of the application. It is therefore considered that, subject to the works being constructed in accordance with the plans and documents submitted, and the protection measures are carried out in full to ensure the trees within close proximity to the application site will be protected from harm during and after the construction the application is considered acceptable.

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/19/00980 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 30 September 2019
Location Plan - Received 11 October 2019
Existing Site Plan - Drawing No. 19-026/P/002 A - Received 11 October 2019
Proposed Site Plan - Drawing No. 19-026/P/005 A - Received 11 October 2019
Existing Floor Plan - Drawing No. 19-026/P/003 - Received 30 September 2019
Existing Elevation Plan - Drawing No. 19-026/P/004 - Received 30 September 2019
Proposed Floor Plan - Drawing No. 19-026/P/006A - Received 11 October 2019
Proposed Elevation Plan - Drawing No. 19-026/P/007A - Received 11 October 2019
Tree Report and Appendix No.s 1-8 - Received 15 October 2019
Tree Protection Plan - Plan Reference - SMW/3 Treetops DR/TPP/002 - Received 15 October 2019.

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 Appendix No.s 1-8 and the Tree Protection Plan - Plan Reference - SMW/3 Treetops DR/TPP/002 - Received 15 October 2019 . 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.