

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

There are Yew trees within the neighbouring property and also at the driveway entrance however no tree information has been supplied with the application. An AIA, AMS and TPP should be submitted with the application.

Further comment Arboriculturalist, Havant Borough Council

The submitted Arboricultural Method Statement and Tree Protection Plan is adequate and I have no objection to the proposal. The work should be carried out in accordance with this.

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructure-charges>

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk

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) Effect on Trees
- (v) Parking

(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 building is to be sited close to the north eastern boundary which is adjacent to the highway. Consideration has been taken into how appropriate the structure is in context with the rural surroundings especially when considering its size and prominent location.

7.4 The existing screening of hedges and trees and shrubbery have been removed, a condition has been added to the decision to ensure suitable natural screening is planted at a minimum height of 1.5m along the northern boundary to provide a good degree of natural screening when travelling along Long Copse. It is accepted that the proposal will be highly visible when travelling in a westerly direction, however the design of the building is Agricultural in appearance, with a pitched roof and timber feather edge weatherboarding to the elevations, and therefore is considered to be in-keeping with the character of this rural location.

7.5 The proposed use of the building is to be used as home office and storage area, a condition has been placed to ensure that the building is used only for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

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 proposal is to be sited to the north west of the host dwelling, approximately 10m from the eastern boundary. Therefore, the proposed structure will not cause any significant loss of light or overshadowing to the property to the east. Long Copse Lane is to the north of the site. Open fields are located to the north of the application site.
- 7.8 The proposal is to be sited approximately 0.8m from the shared boundary with the neighbouring property to the west, and approximately 4.4m from the main dwellinghouse, there are to be 2No. windows inserted at ground floor level along this elevation, one window is to be obscurely glazed, the other will be clear glazed both windows are 1.7m from the finished floor level, there is to be 1No. skylight inserted into the facing roof slope. The frontage of this neighbouring property used for parking of vehicles therefore any impact would be acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately opposite or to the rear or to the east of 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) Effect on trees

- 7.10 The Arboricultural officer carried out a site visit and requested an Arboricultural Impact Assessment (AIA) in relation to the Yews trees located close to the eastern boundary and within the adjacent neighbouring property. The applicant subsequently submitted an AIA and the Arboricultural officer has no objection to the scheme providing the works accord with the submitted Method Statement and Tree Protection Plan.

(v) Parking

- 7.11 The proposal is to remove the existing single storey detached double garage, a parking plan has been provided showing adequate parking for site which would therefore be in accord with the Standards set out in the Council's Parking SPD. The proposal is therefore in accord with Policies CS16 and DM13 of the HBLP (Core strategy).

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/19/01135 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 18 November 2019

Existing Floor Plans and Elevations; Site Location Plan - Drawing No. 01 Rev B - Received 20 November 2019

Proposed Floor Plans and Elevations - Drawing No. 02 Rev C - Received 10 March 2020

Proposed Materials and Landscaping Plan - Drawing No. 03 - Received 20 February 2020

Arboricultural Method Statement and Tree Protection Plan - Drawing PL297.19 01 Revision B - Received 18 December 2019

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 development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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 2018.

- 5 The landscaping works shown on the approved plans 'Proposed Materials and Landscaping Plan and received 20 February 2020' shall be planted at a height of 1.5m within 1 month of this decision. The hedging on the northern boundary shall then be grown to a minimum height of 2 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 character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Method Statement and Tree Protection Plan drawing PL297.19 01 Revision B Received 18 December 2019.

Reason: To ensure the protection and retention of trees in the interests of the

character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The Outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development, which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.