
Site Address:	3 Willowdene Close, Havant, PO9 3QP		
Proposal:	Single storey side extension to replace existing conservatory.		
Application No:	APP/20/00159	Expiry Date:	17/04/2020
Applicant:	Mr J Noble		
Agent:	Mr Bramble-Stewart	Case Officer:	Selina Donophy
	GBS Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the west side of Willowdene Close, Havant, on a corner plot where the close forms an hammer head. This property is constructed of render and facing brickwork, with a tiled pitched roof and gable towards the rear . It has an attached garage and hard standing to the front with parking space for 2 vehicles accessed by a wide, open boundary.

To the west of the application site is an area of TPO woodland , and to the west of this is the Asda petrol station.

2 Planning History

03/64878/000 - Ground floor rear extension and conservatory., PERM,28/08/2003

08/64878/001 - Retrospective application to replace flat garage roof with pitched roof., PERM,03/03/2009

3 Proposal

Single storey side extension to replace existing conservatory.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

In the absence of a site visit and based on the information provided and the photos, I have no objection to the proposal providing due care is taken to avoid potential damage to any tree roots from the trees growing offsite, adjacent to the property (subject to TPO). Could the following informative be added.

“Your attention is drawn to the fact that a number of trees located on adjoining land to the west are protected by Tree Preservation Orders. Given there may be roots present within the development site a foundation design such as pile and beam foundations may be required to avoid damage to the tree roots. Should you require any further advice on this please contact the Council’s Arboriculturalist via the Customer Service Centre on 023 9244 6015”.

An informative has been added to this application in regards to this.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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 This application comprises a single storey side extension which would be set back towards the rear of the property following the demolition of the existing conservatory. The side extension would project out from the existing side elevation wall by approximately 3 metres, which would increase towards the rear as the building juts inwards to a width of 5.8 metres, and would come on level in depth with the rear elevation wall of the main property, forming a diagonal wall on the south western corner. It would have a flat roof with a total height of 3 metres incorporating a raised lantern rooflight. The extension would have bi-folding doors on the south west elevation leading out into the main garden, which is located to the side of the property. It would also have a window on the diagonal north west facing wall. This application also comprises internal alterations.

This extension will be partially visible from Willowdene Close, however due to the corner location of the plot, sited at the end of the close this property is not readily visible from the street. The proposed addition is not deemed to cause harm to the character of the streetscene. It remains in keeping with the existing property, constructed of brickwork to match existing, therefore is deemed appropriate within the context of the site.

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

- 7.4 This extension would be sited to the south west of the existing property and therefore would not impact the neighbouring property, no 2 to the north. To the rear of the property is screened by trees. To the south of the application site is no 4 Willowdene Close, however the extension would be sited approximately 5 metres off the boundary shared with no 4 at the closest point as the plot is triangular in shape towards the rear, this gap increases towards the west. This gap is deemed substantial so as the extension not to cause any adverse impact to the amenity of this neighbouring property.
- 7.5 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

- 7.6 To the immediate west of the application site is an area of TPO woodland. The Council's Arboricultural Officer has been consulted in regards to potential impact of the development on the trees closest to the site and has stated that there could be potential for root damage caused by construction. For this reason an informative shall be added to this report recommending alternative foundation designs be used for example piling.

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/20/00159 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:

04 Rev A proposed floor and roof
05 Rev A proposed and existing elevations
06 Rev A proposed ground floor
07 Rev A parking plan
08 Rev A block plan
09 Rev A site plan
10 Rev A location plan

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.