

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Comments On Application:

- There is an extant TPO covering this site – TPO 1629 – the Poplar referred to is not included within this TPO.
- The application does not at this juncture appear to have been accompanied by a Tree Survey / Root Protection Schedule and Tree Constraints Plan in accordance with BS5837:2012 recommendations.
- Although the applicant has submitted a plan showing what they believe to be the location of the Poplar tree – however this actually shows the location of a very fine Oak T6?

Conclusions:

- There is confusion over the location of the Poplar and they will need to review this and re-submit an accurate plan for the location of the Poplar.
- It is suggested that they would be well advised to appoint an Arborist to prepare a Tree Survey / Root Protection Schedule and Tree Constraints Plan and from that data prepare an accurate Tree Protection Plan in accordance with BS5837:2012 recommendations - so that we can be sure that they are affording the tree due respect and protection during the build process.
- IF they intend to also use the grassed open space at the front of the property to store materials/machinery or position site huts or mixing areas etc then the ground will need to be shown to be protected as this is well within the RPA of OakT6.

Recommendations:

- That the applicant is given the opportunity to review and re- submit accurate plans and data to support their proposals and give us the assurance that TPO'd and other retained trees are being adequately respected.

Officer Comment

The above response was forwarded to the agent for further action on 4 December, but no further information has been received despite the arboriculturalist liaising directly with the agent. Therefore a condition is recommended for this to be provided prior to the commencement of any works.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Concern was raised with respect to the impact on the neighbour from the proposed window and Juliet balcony on the rear first floor elevation, however this was withdrawn following the	See section 7.

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

(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 property is situated off a shared private drive and would not be visible from the public realm. With respect to this type of scheme, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This recommends two storey rear extensions should be sympathetic to the original design of the building and should not cause an adverse affect to the neighbouring properties. There should be a minimum distance of 2 metres to neighbouring properties and advises that it is important gaps are retained between buildings to prevent neighbouring properties being adversely affected.

7.4 The extension is a continuation of the western elevation of the property and would be 2.5 metres from the boundary with 27a Queens Road of the application site and 3.5 metres from the northern boundary. The scheme is to re-configure the first floor layout, extending one of the bedrooms and creating a covered area at ground floor. It relates well to the existing dwelling and has a hipped and pitched roof, which is lower than the existing ridge height, adhering to the advice set out in the Borough Design Guide.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore deemed 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

7.6 Whilst there are no windows in the western elevation of the extension, the original plans included a large window with a Juliet balcony in the rear elevation of the property. Following concerns from the neighbour at 27a Queens Road amended plans were submitted which have replaced the proposed window with a blank wall. The objection has subsequently been withdrawn. In addition, to ensure the privacy of the neighbouring property is maintained, a condition is recommended restricting the provision of any openings in this elevation.

7.7 The extension does not extend beyond the western elevation of the neighbouring property, which is 3.6 metres away and the roof is pitched and hipped which would lessen any perception of the scheme being overbearing. The site is situated thus the properties to the east and rear of the site are beyond the private drive and the front elevations of these properties are a minimum of 20 metres away from the extension.

7.8 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 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.

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/17/01158 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 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.
- 3 Prior to the commencement of any demolition or construction works on this site the applicants will be required to submit a Tree Protection Plan that complies with BS5837 recommendations and shows the location and specification for protective fencing. Works may not commence until this Tree Protection Plan has been approved in writing by the Local Planning Authority. For guidance it is expected that this will show the protection for the off-site Poplar to the rear and the Oaks and other trees on grassed areas to the front of the property where exclusion of site traffic is required and prevention of the storage of chemicals and materials within the Root Protection Areas [as prescribed under BS5837:2012].
Reason: To protect the conservation and enhancement of existing trees in accordance with policies CS11 and DM8 of the Havant Borough Local Plan (core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows or doors shall be installed in the first floor rear elevation of the extension without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. SK:2017:113:03:02	Location plan
Drg No. SK:2017:113:02:00	Site plan
Drg No. SK:2017:113:01:01	Existing and proposed floor and elevations

plan

Reason: - To ensure provision of a satisfactory development.