
Site Address: 12 Harbourside, Havant, PO9 1TJ
Proposal: First floor side extension with roof light to front elevation.
Application No: APP/17/00826 Expiry Date: 02/10/2017
Applicant: Mr & Mrs S Hoskins
Agent: Edward Caush Associates Case Officer: Karen Wooden
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 12 Harbourside is a large two storey detached dwelling situation on the western side of the cul-de-sac, located within Mill Lane Conservation Area in Langstone. To the south of the property lies a shingle driveway that provides access to No. 11 Harbourside, which is situated to the rear (west) of the application site.
- 1.2 A low hedge acts as the boundary treatment to the east and south, with higher hedging and trees on the north and western boundaries.
- 1.3 The property benefits from an attached double garage and driveway which provides off road parking for several vehicles.

2 Planning History

06/61998/000 - To reduce 1 lower limb of Pinus tree by 50% and remove bottom limb, tree subject of TPO 1188. , PERM,23/06/2006
APP/12/00843 - Ash - 3m Crown Reduction, 5m Crown Raise.Pittosporum - Reduce in height by 3.5m, side 1m.
Portuguese Laurel - Reduce height by 3.5m, reduce sides by 1m. Strawberry Tree - Reduce height by 2m.
Hazel - Reduce by 3m. Holm Oak - face up by 0.25m Beech - face up by 0.25m
Leyland Cypress - face up by 1m
Hawthorn - Fell. Pittosprum - Reduce by 3m. Hazel - reduce by 3m. All trees within Area Order 1 of TPO 1188. , PERM,04/10/2012
APP/16/00851 - Reduce Pittosporum (1) to 2 m and shape, reduce 1No. Copper Beech (2) by 3 m, reduce 1No. Holm Oak (3) 4 m (in line with Copper Beech), trim face 1No. Conifer on garden side, reduce 1No. Bay (5) to 2.5 m and shape, reduce 1No. Hazel (6) to old pruning points, reduce 1No. Pittosporum (7) by 0.5m and reduce Beech hedging (8) to 3m. All trees within Area A1, subject to TPO 1188., PERM,13/09/2016

3 Proposal

First floor side extension with roof light to front and rear elevations.

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.
Conservation Area: Mill Lane (Langstone)

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial Comments:

Relatively close to the proposed development is a mature Pine tree that is located on the western boundary line in the neighbouring garden. Since the footprint of the building will not be changing and the crown is of a sufficient distance from the development, it will not be directly affected by the proposals. However during the construction, I have concerns that materials may be stored within the RPA of the Pine and also mixing of materials. There is existing paving below the proposed first floor extension, which I am assuming will be where the materials will be stored, but I could like clarification of this. Please can the agent provide a Method Statement demonstrating where all materials will be stored and the location of where the any mixing of materials will take place.

Following this request the agent submitted a Method Statement which the Arboriculturalist confirmed was sufficient and therefore no objection was raised.

Conservation Officer, Development Control

Conservation Officer No Objection

12 Harbourside sits within a modern development of large detached dwellings in the Mill Lane Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The proposal is for a small single storey extension at first floor level to accommodate an ensuite and small box room off bedroom 4. The roof will form a continuation of the present half hip. It is proposed to have windows to front and rear elevations, with two new roof lights; one in the new pitched roof over the ensuite, the second over the study.

The proposed materials are bricks to match existing, tiles to match existing and windows UPVc .

Whilst the window to the front elevation matches the existing in proportions the one to the rear does not reflect the proportions of those to the rear. However this window is removed from the public domain and well screened.

Conditions:

External materials to match existing

Windows to match existing

Harbour Office, Langstone Harbour Board, Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

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: At least one site notice exists - check the number.

Statutory advertisement: 18/08/2017

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

(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 roof light is to the eastern elevation of the property and therefore will be visible to the public domain. However, it is considered that the impact on the character of the area would be minimal.

7.4 The proposed first floor extension is to be located to the western elevation of the property, and as such will not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Harbourside.

7.5 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- 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 No. 3 Harbourside is located to the east of the application site, however with a separation gap exceeding 40m, it is not considered that the rooflight would have any impact on the occupiers of this neighbouring property. With the extension being located to the west of the application site, it would not be visible from No. 3 and therefore would have no negative impact.
- 7.8 No. 10 Harbourside is located to the south of the application site, with an access road separating the two properties. No. 10 is set further west than No. 10, with the attached garage being located on the south eastern side of the property. The proposed window on the southern elevation of two storey element of the proposal will therefore be facing the garage and flank wall of No. 10. The rooflight will not be visible from this neighbouring property. It is therefore not considered that the proposals would have a negative impact on the occupiers of this property.
- 7.9 No. 11 Harbourside is located to the west of the application site. The two properties are separated by 1.8m fencing and mature natural screening. The proposed side extension includes a roof light to the western elevation. When considering the separation gap between the two properties which is approximately 12.5m, it is not considered that the extension would result in any overshadowing or loss of light and the rooflight will not result in any overlooking.
- 7.10 No 6b Mill Lane is located to the north of the application site. There is approximately 30m between the two properties and therefore it is not considered that the proposal will have any impact on the occupiers of this property.
- 7.5 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00826

(A)

(B) for the following reasons/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:

Heritage statement - received 27.07.17

Ground and first floor plans as proposed - 16:2054:L(2-) 101 issue 02

East and south elevations as proposed - 16:2054:L(2-) 103 issue 03

West and north elevations as proposed - 16:2054:L(2-) 104 issue 04

Location plan - 16:2054:L(2-)011 issue 05

Ground and first floor plans as existing - 16:2054:L(2-) 001 issue 06

Roof plan as existing - 16:2054:L(2-) 002 issue 07

East and south elevations as existing - 16:2054:L(2-) 003 issue 08

West and north elevations as existing - 16:2054:L(2-) 004 issue 09

Roof plan as proposed - 16:2054:L(2-) 102 issue 10

Site plan - 16:2054:L(2-) 012 issue 06

Email - Further tree information - received 18.09.17

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.