

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Based on the further information submitted I have no objection to the proposal. If approval is given a condition should be applied that the work be carried out in accordance with the Tree Report, Tree Protection Plan and Method Statement

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) 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 The works proposed to No 358 London Road include the construction of a garage to the front south side of the curtilage boundary, a single storey side extension and the raising of the existing front boundary height to have a total pier height of 1.8m with lower metal railings between. Following a site visit to London Road it was evident that the streetscene contains a variety of dwellings that differ in design, size and position and therefore there is no uniform pattern of housing. Within the greater streetscene single storey development is present along London Road and therefore it is considered that the proposed single storey extension would not look significantly out of character to the locality. It is also noted that the works achieve a subservient appearance on the dwellinghouse with an acceptable mass and bulk.
- 7.4 Although the garage proposed to the front of No 358 is not a typical type of development present within the immediate vicinity of London Road it is acknowledged that No 358 is located in a generous plot that can accommodate the works without them appearing over-bearing or obtrusive on the streetscene. The site also benefits from sufficient screening in the form of trees along the front part of the curtilage and coupled with the garage being an acceptable size with a modest mass and bulk the works are considered to result in a limited and acceptable impact.
- 7.5 The new curtilage boundary although at 1.8m at the highest point is considered to be of a sound design and shall be in a location where other boundaries are present to a similar height and constructed of similar materials ensuring that the works would not look significantly out of place. Part of the boundary shall be constructed of a matching render to that of the dwellinghouse with a metal railing between the piers that is proposed to be painted a black colour. Although this is considered to be a differing material to that present within the immediate locality, due to the variety of development within London Road the works, on balance, are considered to not look significantly out of place. The proposed materials are considered to suit the palette of No 358 and would support and be in keeping with the design of No 358. The varying height and materials chosen would ensure that the boundary does not appear over-bearing to No 358 nor cause a boxed in effect and therefore the development is considered to be acceptable.
- 7.6 Materials are proposed for the single storey extension and boundary wall that match that of the existing dwelling to ensure the development looks in keeping to No 358. Timber boarding is proposed for the garage which is acknowledged is a material that could be used without the need for planning permission and as such this shall be reflected in the condition regarding matching materials. A matching slate tile is proposed for the roof.
- 7.7 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

- 7.8 No 358 is located within a curtilage boundary that is generous in size and it is considered that the site can accommodate the proposed works sufficiently whilst leaving an acceptable amount of amenity space available to the existing and any future residents.
- 7.9 The works are to the south side of the dwellinghouse and shall be set down in a lower

position to the main dwelling due to the differing land levels. The works do not project past the front and rear elevations and therefore the main dwellinghouse shall screen the majority of the development from the neighbouring dwelling to the north ensuring that no significant impact is caused to their amenity levels. Although the boundary and garage are forward of No 358 they are either set sufficiently away from the shared curtilage boundary or are modest in size to ensure that the works are not over-bearing and do not lead to any shadowing or a loss of light to No 360.

- 7.10 The works proposed to the side of No 358 shall bring development into closer proximity to the Church to the south of the application site. Although this shall be the case the single storey development is set down in position due to the varying land levels and shall be set off the boundary by approximately 5.5m. Due to this alongside the sufficient screening in place from the 1.8m timber fencing, it is considered that the impact caused to the outlook of the Church would result in a limited and acceptable impact. Two windows are proposed within the side elevation of the proposed extension however due to the sufficient distance between the church and No 358 coupled with the screening in place it is considered that privacy levels would not be significantly impacted as a result. The garage is proposed to be in position alongside the shared curtilage boundary and shall be to a height of 4m with a hipped roof away from the direction of the Church. The Church is in such a position within its curtilage that to the north side is the car park serving the Church alongside an area of green space. Due to this the garage is approximately 17.5m away from the Church building itself which is considered a sufficient distance to ensure the works do not cause a significant adverse impact to the Church. Therefore the development is considered to be acceptable.
- 7.11 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.

(iv) Trees

- 7.12 A TPO tree is present within the curtilage of No 358 and is in close proximity to the proposed development. As a result additional information has been submitted as part of the application including a Tree Protection Plan, Tree Report, Tree Constraints Plan and Arboricultural Method Statement which outlines the potential impact caused to the tree and the mitigation measures proposed. This has been reviewed by the Arboricultural Officer who has raised no objections to the development pending the works are conditioned to be carried out as per the information submitted and therefore this shall be done as part of the decision. It is therefore considered that the development shall have a limited and acceptable impact.

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/17/00756 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:

Location Plan: Reference OI1141114

Site Plan: Reference OI1141115

Section Plan: Received 11.07.2017

Proposed Elevations and Floor Plan for Garage: Received 11.07.2017

Proposed Ground Floor Plan for Extension: Received 11.07.2017

Proposed Elevations Plan for Extension: Received 11.07.2017

Proposed and Existing Boundary: Received 11.07.2017

Tree Report: Received 24.08.2017

Tree Protection Plan: Drawing No BJH 03/04

Arboricultural Method Statement Submitted 04.09.2017

Tree Constraints Plan: Drawing No BJH 01/02

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as set out on the 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 must be undertaken in accordance with the Tree Report Received 24.08.2017, Tree Protection Plan Drawing No BJH 03/04, Tree Constraints Plan Drawing BJH 01/02 and Arboricultural Method Statement dated 04.09.2017 supplied by *Bernie Harverson, Arboricultural Assessment*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.