

Recommendation: **GRANT PERMISSION**

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

## **5 Statutory and Non Statutory Consultations**

### **Arboriculturalist**

In respect of the above application I have the following comments:

No tree removal is required to facilitate this project and the supporting arboricultural evidence is comprehensive.

Provided that the methodology prescribed in this MS & TPP report is strictly adhered to **(inclusive of the pre commencement meeting and site monitoring works)** the trees should survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

### **Southern Water**

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 metres either side of the centreline of the public foul sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.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

(i) Principle of development

7.2 The application site is located within the non-urban area, however, the development relates to the provision of a garage within the residential curtilage of an existing residential property and is considered acceptable in principle subject to other development management criteria considered below.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed garage is to be sited close to the northern 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.

The existing high hedges and trees provide a good degree of natural screening when travelling along Long Copse Lane in a westerly direction. It is accepted that the proposal will be highly visible when travelling in an easterly direction, however the design of the garage is Agricultural in appearance, with a barn hipped roof and oak weatherboarding to the elevations, and therefore is considered to be in-keeping with the character of this rural location.

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 The proposal is to be sited to the north east of the host dwelling, approximately 17m from the western boundary. Therefore the proposed structure will not cause any significant loss of light or overshadowing to the property to the west. Long Copse Lane is to the north of the site. Open fields are located to the north and the east of the application site.

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.

(iii) Effect on trees

The Arboricultural officer carried out a site visit and requested an Arboricultural Impact Assessment (AIA) in relation to the Oak tree located close to the eastern boundary. 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.

**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/17/00472 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 Ref No. 00217206-DF2288- received 10.05.17  
Block plan - received 28.04.17  
Floor plan and elevations - received 28.04.17  
Arboricultural method statement - received 15.09.17  
Tree protection plan - BJH 03/04  
Tree constraints plan - BJH 01/02  
Email dated 28.09.17 confirming materials to be used  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and information provided unless otherwise agreed in writing by the Local Planning Authority.  
**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 hereby permitted shall be carried out strictly in accordance with the Arboricultural Method Statement Ref: 0963.bjh.Sep17 and Tree Protection Plan drawing BJH03/04.  
**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.