
Site Address: 40 Wallis Road, Waterloo, PO7 7RX
Proposal: Two storey side extension, two storey front extension. Replacement roof materials; alterations to garage roof and cladding to front elevation.
Application No: APP/17/00978 Expiry Date: 06/12/2017
Applicant: Mr & Mrs Kennedy
Agent: Chris Flint Case Officer: Karen Wooden
 Chris Flint Ass Ltd
Ward: Waterloo
Site Visit Date: 21/11/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached two storey dwelling located at the end of Wallis Road, adjacent to a gravel driveway which provides access to No. 42 Wallis Road, and Jubilee Park to the west. The existing dwelling is constructed of red brick with elements of brown hung tiles to the front elevation. The property includes an integral double garage and the driveway can provide off road parking for a further three vehicles.

- 1.2 Wallis Road is characterised by detached dwellings of varying ages and styles.
- 1.3 There is a Group Protection Order on land immediately to the west of the site, covering a range of trees. There are two trees to the front of the property and to the west of the driveway which are subject to TPO's.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Two storey side extension, two storey front extension. Replacement roof materials; alterations to garage roof and cladding to front elevation.

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

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

The AIA appears sound and should be conditioned as part of a planning permission to allow for adequate protection of the trees.

As such I raise no objection providing the AIA AMS and TPP form part of a condition of permission is granted.

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: 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) Impact upon 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 proposed extensions and replacement materials will change the appearance of the dwellinghouse from a traditional brick and tile style to one of a contemporary nature. The existing roof materials are to be replaced with raised seam roof sheets, whilst the front elevation of both the existing dwelling and the proposed extensions are to be a mix of brick and timber cladding. The garage roof is to be altered from hipped to pitched and the materials to be used will match the proposed dwelling roof. A condition is recommended to approve sample materials prior to works commencing.

7.4 The property is located at the end of Wallis Road which is characterised by a mix of detached and semi detached residential properties which are predominantly two storey, of varying ages and styles. Taking into consideration the location of the application site, along with the diverse nature of Wallis Road, it is not considered that the proposal would result in a significant impact on the character of the area.

7.5 It is also acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural

styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.

- 7.6 The design and appearance of the proposal is deemed appropriate 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 38 Wallis Road is located to the east of the application site. The proposed two storey extension to the front elevation is to be set behind the existing front elevation adjacent to the boundary between the two properties. The proposed two storey side extension is to be sited on the western elevation of the existing property. It is therefore considered that proposed alterations will have no impact on the occupiers of No. 38 Wallis Road in terms of potential loss of light or privacy.
- 7.8 Directly to the west of the application site is a track leading to No. 42 Wallis Road and Jubilee Park beyond. The western boundary treatment of the application site is high natural screening, the trees of which are protected by a TPO Group Order. No. 42 Wallis Road is sited to the west of the track, in excess of 20m from the application site.
- 7.9 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) Impact upon trees

- 7.10 The application shows that two TPO trees sited to the south west of the site (T11 Mountain Ash and T12 Crab Apple), within the curtilage. The proposed development will not require any tree removal, however the applicant proposes to remove these two trees which are considered to be Category C trees (low quality and value), as they have reached the end of their useful life. The removal of these trees will require a separate application to be submitted to the Local Planning Authority.
- 7.11 All other protected trees, which are located to the west of the curtilage of the property are to be protected during construction, the details of which have been described in the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan submitted as part of the application. It has been stated that some reduction of overhanging lateral branches will need to be carried out to some trees within the Group Order, this work will require the submission of a separate application to the Local Planning Authority.
- 7.12 The tree officer has found the submitted documents in relation to the trees to be acceptable subject to the works being carried out in accordance with the submitted Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, and it is recommended this is conditioned as part of the planning consent.

8 Conclusion

- 8.1 It is considered that, due to the distance involved between the host dwelling and the adjacent neighbouring dwellings, that no significant harm will be caused. Due to the location of the application site it is not considered that the proposed materials would have a significant impact on the character of the streetscene, 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/17/00978 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:

Existing floor plans, elevations and location plan - received 07.09.17

Proposed floor plans and block plan - received 11.10.17

Proposed elevations - received 07.09.17

Proposed 3D images - received 07.09.17

Tree constraints plan - received 10.10.17

Tree protection plan - received 10.10.17

Tree survey and arboricultural impact assessment

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The construction works must be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan submitted as part of this application.

Reason: To safeguard the health and wellbeing of the tree and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.