

Recommendation: **GRANT PERMISSION**

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. (two trees have been highlighted for removal due to arboricultural reasoning and do not form a constraint to development)

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this AMS & TPP report is strictly adhered to (inclusive of pre commencement site meeting) the Scots Pine will survive the development unscathed and to continue to grow on safely and healthily in the future. In addition to this the full details of the foundation design must be supplied prior to any development taking place and agreed in writing by the HBC.

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

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

Summary: No representations received.

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 Whilst it is acknowledged that the proposal would be visible from the public realm, it is important to note No.34 Lovedean Lane is set back some distance from the highway by approximately 13 metres. The streetscene of Lovedean Lane is relatively varied in terms of the size, style and design of the surrounding and adjacent properties and on this basis the design and appearance of the proposal is deemed appropriate in context

to the main dwelling and is considered to respect the existing built form. The property currently has the appearance of being unbalanced and therefore the addition of a cat slide roof to the western elevation would be considered to "balance" the overall appearance of the application site.

- 7.4 The property currently benefits from a single storey extension to the side elevation which currently serves the existing garage and a car port attached which extends beyond the principal elevation. It is important to note that the car port is currently in a relatively dilapidated condition and on this basis, the demolition of the existing car port and garage would be considered to positively improve the visual appearance of the application site.
- 7.5 On the basis of all of the above, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is not considered that the scheme would result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.6 As discussed above, the property already benefits from a single storey side extension and on this basis the most significant change in terms of the impact upon the adjacent neighbour (No.36 Lovedean Lane) would be the addition of the cat slide roof. It is noted that the only window within the side elevation of No.36 Lovedean Lane is a relatively small window located within the first floor and furthermore is obscurely glazed. There are no windows located within the ground floor. On this basis, it is not considered that the proposal would result in any significant loss of light to the adjacent neighbouring property to such an extent which would warrant a refusal of planning permission.
- 7.7 Whilst it is noted that there are two windows proposed within the replacement side extension, these are located at ground floor level and would be screened by the existing boundary treatment to ensure that the development does not result in any overlooking, or loss of privacy to the adjacent neighbouring property.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking and would have a limited and acceptable impact on the adjacent neighbouring property (No. 36 Lovedean Lane), meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is noted that no letters of objection were received in relation to this application.

(iv) Trees

- 7.10 The Councils Arboricultural Officer has been consulted as part of this application and has confirmed that the supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the Arboricultural Method Statement and Tree Protection Report is strictly adhered to (inclusive of a pre commencement site meeting), the Scots Pine will survive the development. The Arboricultural Method Statement and Tree Protection Plan has been conditioned as such. A further condition has also been imposed which requires full details of the foundation design to be submitted and agreed in writing by the Local Planning Authority prior to any commencement of development.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01268 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 commencement of development, details of foundation construction shall be submitted to and agreed in writing by the Local Planning Authority. Any details agreed shall be implemented and remain in situ thereafter.
Reason: To ensure the longevity of the on site trees and having due regard to Policy DM8 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework, 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (Drawing No: 00)- received 9th December 2016
Existing ground floor plan (Drawing No: 01)- received 9th December 2016
Existing first floor plan (Drawing No: 02)- received 9th December 2016
Existing elevations (Drawing No: 03)- received 9th December 2016
Proposed floor plans (Drawing No: 07)- received 9th December 2016
Proposed elevations (Drawing No: 08)- received 9th December 2016
Arboricultural Development Statement- received 27th January 2017

Reason: - To ensure provision of a satisfactory development.