
Site Address:	5 Netherfield Close, Havant, PO9 2TG		
Proposal:	Proposed single storey side extension and front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01053	Expiry Date:	15/05/2024
Applicant:	Miss L Skirrow		
Agent:	Miss Sandy	Case Officer:	Josephine Lacey
	Steve Drinkwater and Beth		
	Sandy Partnership		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Netherfield Close, Havant, is a two storey detached dwelling within a cul-de-sac of similar properties. The elevations are brick, with dark timber cladding to the first floor of the front elevation and white render to the ground floor section. The roof consists of concrete interlocking tiles and is pitched. There is a garage to the west of the property with hardstanding between its front elevation and the highway. Between the garage and the dwellinghouse is a garden wall with a wooden access gate. The front boundary consists of a low level brick wall.

2 Planning History

06/71805/000 - Application to reduce overhanging limb by 4m, a Common Oak (T2) subject to TPO 0136., PERM,07/12/2006
07/72031/000 - Application to crown lift Oak tree which is overhanging an Ash tree. Reduce overhanging of larger limb of Oak tree encroaching on dwelling. Both trees subject to TPO 0136. , PERM,19/03/2007
APP/16/00816 - Crown reduce by 4m, 1No. Oak (T3), subject to TPO 0136., PERM,07/09/2016
APP/24/00178 - Single storey side extension, UNK,

3 Proposal

Proposed single storey side extension and front porch.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received.

Fromer Ward Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

HCC Arboricultural Consultancy

The applicant provides no supporting arboricultural detail.

From a desktop assessment, I can see from the HBC GiS mapping that there is a tree protected by tree preservation order 0136, growing in the southern rear garden of the property.

It is unlikely that the works associated with the proposed front porch will have any arboricultural impact on the tpo'd tree.

To make this application acceptable in arboricultural terms, the single-storey side extension, and all the associated under and overground infrastructure associated with it, must be located beyond the root protection area (rpa) of the tpo'd tree. Also, any ancillary features such as e.g., patio or hardstand must be installed/routed beyond the rpa of the tpo'd tree. No ground-level changes must occur within the rpa of the tree. The rpa can be calculated as per Annex C of BS5837:2012, by measuring the diameter of the tree trunk, measured at 1.5m above ground level, and multiplying the diameter by 12 to give a radial distance from the centre of the tree trunk on which to set out the tree protective barriers. The area within the rpa of the tree, and which is separated from the construction activities by the tree protection barrier, is known as the Construction Exclusion Zone. (CEZ)

E.G: if the tree trunk diameter is measured as 55cm: $55\text{cm} \times 12 = 660\text{cm}$ or 6.6m. The barrier must be positioned a minimum of at least 6.6m from the tree trunk.

Before any approved construction work starts, suitable tree protective barriers must be placed between the rpa of the tree and the work area. No construction-related access is allowed within the CEZ of the tree. Also, no materials storage, welfare facilities, or construction activities such as e.g., cement mixing etc. are to occur near the rpa of the tree, or where there is any risk of spillage or run-off towards the tree and its CEZ.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 acceptable in principle subject to development management criteria.

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

7.3 The proposal is for a single storey side extension and front porch. The side extension would infill space between the dwellinghouse and the existing garage, which will be retained and continued to be used as a garage. The proposed side extension would have a pitched roof and would be constructed with brickwork and a roof tile to match the existing dwelling. The eaves height of this element of the proposal would be approximately 2.2m, and the overall height to the pitch of the roof would be 3.6m. The porch would be 2.2m in height and would project at a depth of 1.2m with a flat roof. The exterior walls of the porch would also be constructed with brickwork in keeping with the existing dwellinghouse. There would be a window within the front and rear elevations of the proposed single storey side extension. It is considered that the proposal is subservient and in keeping with existing materials in context to the main dwelling and wider streetscene.

- 7.4 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

- 7.5 To the west is No.6 Netherfield Close. The garages of these properties are directly adjacent each other. This neighbouring dwelling has a single storey pitched roof side extension within a similar siting, meaning that the mass and scale of the dwellings would be mutually impactful, though it can be determined that the scale of the proposal and garages in between the main dwellings imply there would be only limited and acceptable impact on the amenities of this neighbouring property as a result from this proposal.
- 7.6 To the south, at the rear of the application site is No.24 Pembury Road. The rear elevation of this dwelling is around 28m from the rear of the proposed single storey side extension. It can be determined that due to this distance, there would be limited and acceptable impact on light, outlook and privacy of this property, and it would not be overbearing.
- 7.7 To the east is No.19 Granville Close. The rear of this dwellinghouse is around 40m from the proposal. It can be determined that due to this distance, there would be limited and acceptable impact on light, outlook and privacy of this property, and it would not be overbearing.
- 7.8 To the north is No.4 Netherfield Close. The limited and acceptable projection of the proposed front porch from the front elevation, and addition of the window in the front elevation of this property, would not be detrimental to light, outlook or privacy to this neighbouring property, and it is not considered to be overbearing.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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

- 7.10 There are two TPO trees within the boundary of the application site. The arboriculturist was consulted on the application and has determined that it is unlikely that the works associated with the front porch will have any arboricultural impact on the TPO trees. To ensure that the associated works to the proposed single storey extension do not impact the trees, it has been recommended that a condition is attached to the permission. This condition has been agreed in writing with the planning agent for this application. An informative has also been added in relation to the protection of the trees.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01053 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:

18 Mar 2024	BLOCK PLAN
08 Mar 2024	EXISTING AND PROPOSED ELEVATION
08 Mar 2024	EXISTING AND PROPOSED FLOOR PLANS
08 Mar 2024	LOCATION PLAN

Reason: To ensure provision of a satisfactory development.

- 3 Prior to commencement, suitable tree protective barriers compliant with the recommendations found in Figure 3a of BS5837:2012, as specified and agreed in correspondence dated 15/05/2024, must be placed between the work area and the RPA of the tree protected by Tree Preservation Order 0136, growing in the southern rear garden of the property. No construction-related access shall take place within the Construction Exclusion Zone (CEZ) of the tree. No materials storage, welfare facilities, or construction activities including cement mixing etc. are to occur near the RPA of the tree, or where there is any risk of spillage or run-off towards the trees and their CEZ.

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.