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Site Address: 72 Great Copse Drive, Havant, PO9 5DA  
Proposal: Single storey side extension replacing existing lean-to for provision of disabled wet-room and store.  
Application Type: Full Planning Permission  
Application No: APP/23/01000 Expiry Date: 14/02/2024  
Applicant: Mr Western  
Agent: Mr Dunks Case Officer: Robert Riley  
Andrew R Dunks Ltd.  
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site, is a two-storey semi-detached dwellinghouse located in Bedhampton located on the eastern side of Great Copse Drive. The dwellinghouse contains a paved driveway fronting onto Great Copse Drive and to the rear it contains a garden. The property's materials feature brown brickwork, and red and yellow tile work to form its external walls and brown concrete tiles in a pitched gable roof design with solar panels to its roof.

The application site is in an area that could be considered both urban and residential with the character of the road featuring two-storey semi-detached dwellinghouses of similar design with brickwork in evidence.

## **2 Planning History**

There is no relevant planning history to the application site.

## **3 Proposal**

Single storey side extension replacing existing lean-to for provision of disabled wet-room and store.

## **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

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**

### **Councillor Amy Redsull - Warren Park**

No comment received

### **Councillor Kristine Tindall - Battins**

No comment received

### **Councillor T Moutray**

No comment received

### **Councillor Tony Denton**

No comment received

### **Ecologist**

Thank you for consulting me on this application.

As discussed, the site is situated partly within Great Copse Site of Importance for Nature Conservation (SINC), a site designated at the local level due to its ancient woodland habitat. The official SINC boundary encompasses parts of the private garden of the dwelling, as well as the lean-to. I do not consider these areas to contain habitat of SINC quality. There is some vegetation within the application boundary, appearing to comprise non-native coniferous species: again, these are not features that are relevant to the ancient woodland SINC.

Overall, I am content that the proposed works are not likely to result in impacts to the adjacent SINC and are unlikely to result in other ecological impacts.

If you have any queries, please don't hesitate to contact me.

### **Arboriculturalist**

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume that any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.
2. I have reviewed the Google Maps, and Streetview images for the site, the latest available being August 2023. There appears to be some conifer trees that would need to be removed to facilitate the build, but no information has been provided to clarify this.
3. The site is adjacent to the ANSW classified woodland 'Great Copse'. The condition of the land adjacent to the property would have been damaged by the original construction, and in my opinion, the proposed replacement will have no further

detrimental impact. However, the roots of the oak trees forming the edge of the main body of the woodland would likely extend towards the building and would be at risk of damage due to soil compaction or construction work. To avoid this construction work would need to be prevented for encroaching into the Root Protection Areas of the woodland trees. This can be achieved by positioning protective barriers as described in BS5837:2012.

4. In summary, I have no concern regarding the proposal, but I recommend the following Planning Condition be used to safeguard the trees that are part of the woodland.

‘Before any work starts on site, a Tree Protection Plan prepared in accordance with BS3587:2012 must be submitted to the local planning authority for approval. This must then be adhered to by all site personnel and will be enforced by the LPA. This will include the positions and the design of physical protection methods, that will protect trees from the construction process.’

**Officer comment**

*On the site visit it was noted that the works had already started construction with foundations in place, in regards to this, the fact that the extension is located away from the woodland trees beyond the site boundary and the works are replacing a structure previously on the site, it is not considered that a planning condition in regards to a tree protection plan would be appropriate or justified in this case.*

**Hampshire Biodiversity Information Centre**

On site - Priority Habitat - Lowland Mixed Deciduous Woodland

On site -SINC - Great Copse, Havant

On site - Ancient Woodland Inventory - Ancient and Semi-Natural Woodland

## **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: 0

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 on ecology and 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

#### *Dimensions*

7.3 The side extension to the application site would replace an existing lean-to of a similar scale to the proposed works, it would have a maximum height of approximately 3.6 metres a width of approximately 1.9 metres and a depth of approximately 8.4 metres.

#### *Design*

7.4 The proposal relates to a single storey lean-to, to the side of the property and incorporates a parapet wall adjacent to a publicly accessible area. The extension would be modest in scale and subservient to the existing dwelling. The design is considered acceptable.

#### *Materials*

7.5 The roof would feature concrete tiles to match the existing dwellinghouse, this is considered acceptable. The extension would also feature white render this is also considered acceptable and replaces the existing yellow painted brickwork.

7.6 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 Havant Borough Local Plan (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 To the northern and southern sides of the application site are properties at No.72 Bondfields Crescent and No.70 Great Copse Drive. Due to proximity, the main impact to assess would be in regard to these two properties. Due to no additional windows being proposed by this application it is not considered that the works would increase overlooking.

#### *No.72 Bondfields Crescent*

7.8 The works would replace the existing lean-to with a width of approximately 1.9 metres, with a separation distance of approximately 23.5 metres from No.72 Bondfields Crescent. This is considered acceptable due to the fact that the side extension would be replacing an existing structure, and due to the modest height increase in regards to its mono pitch design with a maximum height increase of approximately 0.9 metres and therefore it would have an acceptable increase in regards to its scale for No.72 Bondfields Crescent.

#### *No.70 Great Copse Drive*

- 7.9 No.70 Great Copse Drive is located to the southern side of No.72 Great Copse Drive. The works to the application site are located to the northern side of the application site, and would be screened by the dwellinghouse and would not impact No.70.
- 7.10 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) Ecology/Trees

- 7.11 The application site is located on a Priority Habitat, SINC and ancient woodland inventory site. As a result of the close proximity of the works to the ecology, the arbouriculturalist and ecologist were consulted. The Council's Ecologist has confirmed that the works are likely to have a limited and acceptable impact on the designations. In relation to trees, a fir tree adjacent to the proposed extension was removed prior to the applications submission. It is not considered that the works would impact any other 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.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01000

(A) 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

Drawing Number: 5942/500 BLOCK PLAN

Drawing Number: 5942/:1 REV A: EXISTING GROUND FLOOR PLAN

Drawing Number: 5942/2: EXISTING ELEVATIONS

Drawing Number: 5942/3 REV A: PROPOSED GROUND FLOOR PLAN

Drawing Number: 5942/4: PROPOSED ELEVATIONS

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby 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.