

Recommendation: **GRANT PERMISSION**

Proposed first floor extension, new entrance porch, external alterations to the elevations including enlarged canopy.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are no significant trees onsite that will be affected by the proposals. However, there are trees offsite which will require consideration. No protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation: I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded pre-commencement condition is imposed requiring the applicant to submit Arboricultural information to demonstrate how the construction will proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development.

Councillor Alex Rennie

No comments received.

Councillor Richard Stone

No comments received.

Southern Gas Networks - stage 1

Advice provided in respect of proximity of excavations to gas infrastructure. An informative to this effect is proposed.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Parking
- (vi) Impact on 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 most significant element of the proposal would be the construction of a first floor extension above an existing single-storey side extension. This would effectively form an extrusion of the existing first floor eastwards matching the northern and southern building lines of the existing first floor element, and topped with a dual-pitched roof with matching eaves and ridge levels. The extension would incorporate two matching windows at first floor level within the front elevation, with a small feature gable over, and an east facing window all serving a bedroom. The rear elevation would include a single window to serve a bathroom. To help integrate the extension with the existing dwelling, a canopy and entrance porch would be rebuilt and extended across the front elevation, and the enlarged building would be finished with render at ground floor level and concrete weatherboarding at first floor. A garage door would also be replaced with a window.

Whilst side extensions are typically designed to appear more subservient to the main dwelling, having regard to the character of the area where slightly longer terraces are a common feature, it is considered that the extension would relate appropriately with the existing dwelling and the pattern of development within the wider street scene. The use of render and weatherboarding is not a common feature within the area. However, it is noted that the existing brickwork on the dwelling is painted white and as such, the use of the proposed materials would not appear overly obtrusive within the streetscene.

Overall, the design and appearance of the proposal is deemed to be appropriate in context to the main building and the surrounding area, 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 first floor extension and entrance/canopy feature at ground floor level would be positioned to the eastern side of the application dwelling with no further dwellings to the east. The degree of separation from the adjoining neighbour to the west (No.89) of approximately 6m would ensure that the proposal would not have a significant adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook, increased sense of enclosure or loss of privacy. There is considered to be adequate separation distances to neighbouring properties to the south to avoid any significant amenity impacts from occurring.

Consequently, it is considered that the proposal will not have a significant adverse impact on the amenity of neighbouring occupiers 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) Parking

- 7.5 The alterations at the property would increase the number of bedrooms from 3 to 4. However, it is also noted that the proposal would result in the loss of a garage with the conversion of the internal space to habitable accommodation in the form of a reception room and a utility room. Notwithstanding these changes, it is considered that the front driveway can accommodate 3 vehicles meeting the parking provision requirements of the Parking SPD for a 4-bedroom dwelling.

(vi) Impact on Trees

- 7.6 There are no trees located on the application site, although there are a number of trees within a grass verge beyond the application site to the east. The two closest trees (Oaks) are not protected by tree preservation order, although three trees (Field Maple, Oak and a Lime) located further to the north are. The Borough's Arboriculturalist has advised that there would be a technical solution to allow the development to take place without impacting the long-term health and stability of these features. Following the comments provided by the Council's Arboricultural Officer, the applicant has provided an Arboricultural Report, Arboricultural Impact Assessment and Arboricultural Method Statement. The documents highlight that the proposed first floor extension is likely to be built over the existing ground floor extension although there may be some requirement to underpin, and sets out details of how the trees would be protected during construction. A planning condition requiring the development to be carried out in accordance with the report and recommendations is suggested.

- 7.7 It is noted that the Arboricultural Report makes reference to the removal of the TPO Field Maple (*Acer campestre*) T3 located to the east of the site. However, it also highlights that no trees will be removed to facilitate the proposed development. Reference to the removal of this tree, which has been identified to be of poor quality/health and situated on 3rd party land, relates to separate works the applicant is exploring with the landowner. T3 is not located closest to the proposed extension and its removal would not be necessary to facilitate the development. Clarification within the proposed condition and through an informative is suggested to make it clear that this permission does not allow for the removal of this tree, and any work to this tree would need to be considered as a separate matter.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00586 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:

975 No.3 (Proposed Floor Layouts);
975 No.4 (Proposed Elevations);
975 No.5 (Proposed Site Section);
975 No.6 (Block & Location Plans);
975 No.7 (proposed Roof Layouts).

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.

- 4 With the exception of works to T3 as identified within the application documents, the development hereby permitted shall be carried out in full accordance with the Arboricultural Method Statement (Produced by Johnston Tree Consultancy dated September 2022) including the installation of ground protection and protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The ground protection and protective fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within these protected areas during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.