

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)
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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturist

Approval, subject to conditions

Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is adjacent to a woodland on the western boundary and whilst the application has submitted a 'Block and Tree Plan' (Reference A110) the details are limited, but proposed pruning works are indicated. The site is not within a conservation area and there are no trees subject to a Tree Preservation Order on or adjoining the site.

If the officer is minded to grant planning permission for the application additional information would need to be submitted to fully appreciate the impact of the development on the surrounding trees with measures taken to protect them. It is unclear if the existing foundations will be reused within the construction of the new development and therefore details of foundations should also be provided prior to development commencing.

Subject to the conditions listed below, the application would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommendation:

Approval subject to the following conditions;

a) Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

b) Tree protection measures:

No development, including site clearance, shall commence on the site until a dimensioned tree protection plan and survey in accordance with Section 5.5 and an impact and method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

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 CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

c) Foundations:

No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Councillor Brenda Linger - Hayling West

No Comment.

Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

Langstone Harbour Board

No Comment.

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

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) Use of the building
- (iv) Effect on neighbouring properties
- (v) Flood risk
- (vi) Impact on trees

(i) Principle of development

7.2 The application site is located outside of the defined urban area and within an undeveloped gap between settlements/non-urban area. However, it is also located within an area of existing development. Policies AL1 and AL2 in the Havant Borough Council Local Plan (Allocations) July 2014 are relevant and Policy AL2 states that planning permission will be granted for developments within undeveloped gaps or non-urban areas that help to define the separate identity of settlements and prevent their coalescence where development relates to small scale householder development. As such, there can be no objection in principle to the proposal, subject to compliance with other Development Plan Policies.

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

7.3 The proposed two storey structure would replace the existing garage on site which is in a poor condition. As such the proposal is considered to be an improvement in appearance. The proposed building would have grey zinc standing seam cladding to the ground floor and horizontal larch cladding to the first floor level. This would be of modern contemporary design considered to be acceptable in this location. It is worth noting other buildings on site have similar finishes.

7.4 The proposed building would be visible from the street scene. Although it would be larger than the garage it would replace, the proposed building is not considered to dominate the main dwellinghouse being of a lower size and having a sufficient separation distance. Furthermore, the proposed building is set back within the site with the land dropping towards the rear therefore limiting its impact upon the street scene. The proposal would not result in the harmful loss of amenity space to the occupiers of the property.

7.5 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) Use of the building

- 7.6 As previously mentioned the proposed outbuilding would be used for a two car garage with lift, wood and metal working workshop, pottery studio, home office, garden storage and plant room for solar panel and battery control gear. The applicant confirmed the use of the building would only be used by the applicant for hobby purposes involving restoration, maintenance and repairs for their cars and no business use whatsoever. Due to the size of the proposed building's use a condition has been recommended for its use to be solely incidental to the main dwellinghouse and not used for a business purposes or separate accommodation.

(iv) Effect on neighbouring properties

- 7.7 Due to the placement of the proposed building and it being partly screened by the surrounding trees it is not considered to have an adverse impact on any of the neighbouring properties.
- 7.8 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.

(v) Flood risk

- 7.9 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not affect these areas.
- 7.10 Part of the application site is located within Flood Zone 2/3. The applicant's submission confirms that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. The proposed development is classed as minor development and unlikely to increase the risks associated with flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy.

(vi) Impact on trees

- 7.11 The proposed development is adjacent to a woodland on the western boundary. The Council's Arboriculturist commented on the application raising no objection subject to conditions. The condition relating to the Pruning works is not considered to meet the test for conditions but has been included as an informative. The other conditions have been agreed by the applicant and subsequently recommended to be added to the decision.

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, its use, flood risk, trees 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/24/00011 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

Block Plan and Tree Plan - A110

Existing and Proposed Floor Plan - A109

Proposed Elevations - A111

Streetscape relation to existing house - A112

Flood Risk Assessment

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 The use of building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever and shall not be used as separate residential accommodation unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.