

Proposal: Proposed two storey side extension to the southern elevation, retention of timber framed canopy with a polycarbonate roof to the north elevation, a proposed first floor extension over existing garage to the north west elevation, a loft conversion with two dormers and 1No. Velux roof light on the east elevation and 1No. Velux roof lights to the north roof slope and 1No. Velux roof light to the south roof slope; raising of the roof ridge to an apex following removal of the chimney. Erection of a summer house to the north east boundary. Replacement of 2m fence with a 1.94m brick wall along the south west boundary and replace the front boundary wall front fronting Meadowlands to a height of 1.94m. New access on to Meadowlands Lane.

Application No: APP/22/00526

Applicant: Mr Holdway

Case Officer: Denise Sheath

Ltd

Ward: St Faiths

1 Site Description

12 Meadowlands, Havant, is a large detached two storey property located to the south east corner entrance of Meadowlands and Emsworth Road. The property is constructed with brown multi brick with a brown tiled roof and is sited 13m from the highway. The frontage of the property is hardsurfaced to allow the parking of at least 4No. vehicles.

Due to the property's location on a corner plot, the site benefits from a large garden area to the southern side and eastern rear elevation, the garden area is laid to lawn and is enclosed by a 2 metre high fence to the southern, eastern and northern boundaries with a brick wall and vehicular entrance located to the front. There are large trees located within and adjacent the southern boundary with smaller trees located within the application site adjacent the front boundary wall. It is noted these trees are not covered by a Tree Preservation Order.

2 Planning History

None Relevant

3 Proposal

Proposed two storey side extension to the southern elevation, retention of timber framed canopy with a polycarbonate roof to the north elevation, a proposed first floor extension over existing garage to the north west elevation, a loft conversion with two dormers on the east elevation and 1No. Velux roof lights to the north roof slope and 2No. Velux roof lights to the south roof slope; raising of the roof ridge to an apex following removal of the chimney. Erection of a summer house to the north east boundary. Replacement of 2m fence with a 1.94m brick wall along the south west boundary. New access on to Meadowlands Lane

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Please consider this email as a consultation response from Arboriculture on the above planning application.

There are no significant trees onsite or on adjacent land that will be affected by the proposals.

Recommendation:

I raise no objection to the proposals

Arboriculturalist - Reconsultation

Please consider this email as a consultation response from Arboriculture on the above planning application following the amendment to the proposals.

There are a number of trees onsite, but none of any significance likely to be adversely affected by the proposals. An arboricultural report has been submitted with the application in which various protection measures have been specified to minimise the impact on these trees during the construction process. However, it relates to a previous scheme.

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.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

It is noted that the applicant is relocating their existing access further south of the existing on an unclassified unadopted road. Whilst this road falls outside the jurisdiction of the Highway Authority, the Highway Authority still have a responsibility to ensure the access proposed is safe.

The applicant will be required to submit vehicular visibility splays and pedestrian intervisibility splays in accordance with Hampshire County Council Technical Guidance TG3 in accordance with a 30mph design speed. Further information can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays (hants.gov.uk) It is further recommended to the applicant that they design their new vehicular access in accordance with the requirements as set out within HCC TG3.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Hampshire Highways - Reconsultation

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has now submitted visibility and pedestrian intervisibility splays which are considered acceptable.

The applicant is reminded that it is recommended that they design their new vehicular access in accordance with the requirements set out within HCC TG3.

Having regard to the above, the Highway Authority provide no objections to this planning application subject to the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with the approved plans (drawing number SMT058/08 Rev A). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
[redacted] although I do not have any	See Section 7

objection to the current proposed extension and the alterations to the actual property I would like to object to the relocation of the driveway entrance. Meadowlands access road is narrower than the average road in the area this is mainly due to the road being a no through road and and unadopted by the highway (noted on their letter to yourselves). My husband and I have difficulties turning in and out of our driveway if there happens to be a visitors car parked across number 12 driveway in its current location because both driveways face each other. Should you allow the drive to move south along the road then this will create more accessible parking for any vehicle directly opposite our entrance and cause continued restrictions to the access and Egress of our property. I would be grateful if you could visit the site to see the current location of the drive way and the width of the road in question.	
Only concern is the proposed summer house with main drainage and shower room . haven't got a concern at present but would have if applied for change of use to a separate dwelling .	See Section 7.

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) Highway Implications
- (v) 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

Two storey side extension

- 7.3 The proposed two storey side extension would be situated to the southern side elevation; the proposed extension has been designed to appear subservient to the main part of the dwelling with materials proposed to match as closely as possible those existing. The design and appearance of the extension is in proportion and sympathetic to the existing building. The brickwork and window details are shown to be the same in size scale and design as that of the existing dwelling and as such is considered to be acceptable.

First Floor extension

- 7.4 The proposed first floor extension will be situated over the existing garage on the north west elevation. The first floor extension will alter the roof shape to the western elevation from a sloping roof design to a hipped roof design. The roof alteration would together with the two storey extension roof design, balance the appearance of the property enhancing its visual appearance. The brickwork and window details to the first floor extension are shown to be the same in size scale and design as that of the existing dwelling and as such is considered to be acceptable.

Loft Conversion

- 7.5 A loft conversion is proposed which includes the installation of 2No. pitched roof dormers and 1No. Velux window to the east elevation; 1No. Velux roof light to the north roof slope and 1No. Velux roof light to the south roof slope. The proposed dormers would face onto the rear garden area. The dormers and Velux window to the eastern roof slope would have an approximate 28.6m distance to the shared eastern boundary with the neighbouring property located to the rear (No. 38 Berkeley Square). It is not considered that the proposed dormers and Velux windows to the north, south and east elevation would have a harmful impact upon the character of the main dwellinghouse or the character and visual amenity of the streetscene

Removal of Chimney and roof alteration

- 7.6 The proposal includes the raising of the flat roof ridge to an apex following removal of the chimney. The proposed apex would have a further 1m height than the existing roof ridge line, it is not considered that this proposed roof alteration would have a harmful impact upon the character of the dwellinghouse or the character and visual amenity of the streetscene

Retention of canopy

- 7.7 The proposal includes the retention of timber framed canopy with a polycarbonate roof to the north elevation, the canopy is attached the external wall of the northern side elevation at a height of approximately 2.25m from the ground level and has a depth of 3.7m partially attaching to the existing detached shed located adjacent the northern boundary. The canopy is not visible from the public realm and does not create a harmful impact upon the character of the streetscene.

Replacement of Fence with Brick Wall and replacement of boundary wall fronting Meadowlands.

- 7.8 A replacement of a 2m fence with a 1.94m brick wall along the south west boundary is

proposed. The proposed wall would have a 6m distance from the highway of Emsworth Road and a 3m distance from the highway of Meadowlands Lane. The existing brick wall boundary treatment fronting meadowlands is to be replaced with a brick wall 1.94m in height. The proposed brick wall would not have a harmful impact upon the visual amenity of the streetscenes of Meadowlands Lane or Emsworth Road, which themselves have a mixture of boundary treatments fronting the highway.

New Access

- 7.9 A new replacement access is proposed on to Meadowlands following the existing access becoming part of the front boundary treatment. The new access will be placed within the centre of the frontage facing Meadowlands. The new access will allow easier access into and from the application site. It is not considered the newly situated access would have a harmful impact upon the character of the streetscene and would not create any highway safety implications. A condition has been placed upon the decision as recommended by the Highways Authority to ensure that the lines of sight splays shown on the approved plans are kept free of any obstruction exceeding 1 metre in height above the adjacent carriage way and shall be subsequently maintained so thereafter.

Erection of a summer house

- 7.10 An outbuilding for use as a summer house is proposed adjacent to the boundary to the rear north east corner of the rear garden area. The summer house would have an eaves height of 2.7m with a hipped roof design with a maximum height of 4.2m. The design of the proposed summer house is considered acceptable for this type of development, but it is noted that it is proposed at a larger scale than normally expected of a domestic summer house. Upon a site visit to the property, it was determined that the proposal could be easily accommodated within the large rear garden amenity space. The materials to be used in the construction of the summer house will include brick work to match the existing dwelling with Cream K-Render to the north and east elevation. The proposed summer house would not be readily visible from the public realm and therefore would not create a harmful impact upon the streetscene. A suitable condition is recommended to ensure that this element remains ancillary to the main dwellinghouse.
- 7.11 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

- 7.12 The neighbouring properties to the southern boundary (Nos. 14, 14a, 14b and 14C Emsworth Road) are separated from the application site by the Emsworth Road highway. It is therefore considered that the proposals would have a minimum and acceptable impact upon these neighbouring properties
- 7.13 The proposed two storey extension would not be readily visible to the neighbouring property to the north (No.11 Meadowlands) and to the east (No. 38 Berkeley Square). Therefore, any impact from the two storey extension would be considered minimal and acceptable.
- 7.14 The proposed first floor extension over the existing garage to the northern side

elevation the property would have a 2.4m distance from the shared boundary with No.11 and an approximate 8m distance to the side facing elevation. There are to be no additional windows situated within this side elevation of the extension. There is a proposed roof light to be placed within the facing roof slope, this roof light would be facing on to the frontage which is already visible from the public realm. There is a large detached garage situated adjacent to the shared boundary within No.11 which would partially screen the development. It is therefore considered that the extension and roof light would not have a harmful impact upon this neighbouring property and to the rear (due to the separation distance) and any impact would be considered minimal and acceptable.

- 7.15 The proposed rear dormer windows could introduce the potential for a slight increase in overlooking from existing rear windows to the rear garden of the neighbouring property to the north (No.11) and to the properties to the rear. Notwithstanding this the dormer windows are fairly small in size, and it is considered any additional overlooking would be negligible.
- 7.16 The retention of the canopy to the northern side elevation of the property is screened by the shed to which it is attached and the detached garage situated adjacent to the shared boundary within No.11. It is therefore considered that any impact from the retention of the canopy is minimal and acceptable on all neighbouring properties.
- 7.17 The proposed summer house would be located adjacent the shared northern boundary with No.11 and the rear boundary with No. 38 Berkeley Square. Due to the separation distances with these two properties, and screening by a mix of 2m brick wall, fencing and shrubbery, the development would have a minimal and acceptable impact.
- 7.18 The neighbouring property directly opposite the front of the application site (No.1 Meadowlands), would be separated by the Meadowlands highway. It is not considered that the proposals would have a significant impact upon his property and any impact would be considered minimal and acceptable.
- 7.19 A concern was raised relating to the potential use of the summer house as a separate unit of accommodation. A suitable condition has been recommended to ensure that the summer house remains ancillary to the main dwellinghouse.
- 7.20 Consequently, it is considered that the proposal will not appear overbearing or lead to significant overlooking 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).

(iv) Highway and Parking Implications

Access

- 7.21 A concern has been raised regarding the relocated access. The Highways Authority was consulted as part of the application and has raised no objection, recommending a condition is placed on the decision notice should planning permission be granted, regarding visibility splays to be kept free of any obstruction exceeding 1 metre in height above the adjacent carriage way during the construction period and maintained thereafter. Such a condition is recommended, which has been agreed with the applicant.

- 7.22 The new access would result in the loss of a small young tree. The removal of this feature and the need for mitigation can be considered by the conditioned arboricultural impact and mitigation requirements.

Parking

- 7.22 The property already benefits from 4No. bedrooms. The increase to 5No. bedrooms would not require the addition of a further parking space. Notwithstanding this 4No. parking spaces have been shown on the Proposed Block Plan within the Proposed Plans and Elevation Plan. Therefore the parking requirement accords with Havant's Car Parking SPD.

(v) Impact on Trees

- 7.23 The Council's Arboriculturalist was consulted as part of the application. The Officer has raised no objection to the proposals providing, if planning permission is granted, a pre-commencement condition is placed upon the decision requiring updated Arboricultural information and mitigation measures to be provided, prior to the commencement of any works. The agent has confirmed agreement to pre-commencement condition.

8 Conclusion

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours, the street scene and is acceptable in highways and parking terms and is therefore considered to be appropriate to accord with the development plan as a whole and the National Planning Policy Framework and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00526 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:

Application Form - Received 22 June 2022

Tree Report and Mitigation Plan - Received 01 August 2022

Location Plan - Drawing No. 01A - Received 01 August 2022

Existing Plans and Elevations - Drawing No. 02A - Received 01 August 2022

Proposed Block Plan, Elevations and Floor Plans - Drawing No. SMT058/03

Rev B - Received 14 September 2022

Proposed Replacement Boundary Wall - Drawing No. SMT058/05A - Received

01 August 2022

Proposed North Elevation Plan showing the Shed and Canopy Roof - Drawing No. SMT058/09 - Received 05 September 2022

Photos of Roof Canopy to the North Elevation - Received 05 September 2022

Visibility Splay Details Plan - Drawing No. SMT058/08A - Received 17 August 2022

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 No development shall commence on site until an updated Arboricultural Impact Report, Mitigation Plan and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in full accordance with the approved details and any tree protection measures shall be retained throughout the construction period. Any mitigation planting shall be implemented within the first planting season following first use of the development hereby permitted. Any trees or plants which, within a period of 5 years from the date of planting die, fail to establish are removed or become damaged or diseased shall be replaced in the next planting season with others of the same species, size and number as originally approved.

Reason: To ensure that trees on and adjacent to the site are protected from potential harm during the construction process or adequate mitigation is provided in the interests of the character and visual amenities of the area and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to first use of the revised access, lines of sight of 2.0 metres by 43.0 metres shall be provided in accordance with the approved plans (drawing number SMT058/08 Rev A). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained as such thereafter. Once the revised access is provided, the existing access shall be removed and the verge and footway reinstated to match the adjoining verge and footway as shown on the approved drawings within a period of 3 months or such period as may be agreed in writing with the Local planning Authority.

Reason: To provide satisfactory access and in the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The proposed summer house building hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of residential accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.