

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Arboriculturist

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

There are a number of trees onsite and on adjacent land that could be affected by the proposals, some of which are statutorily protected. An arboricultural report has been submitted with the application in which various 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 condition is imposed requiring the applicant to adhere to the protection measures detailed within the submitted document.

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

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: 6

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 This proposal comprises the extension of the roof to create additional space at first and second floor level, with a loft conversion with two front dormers and velux rooflights, and a ground floor rear extension. The roof would be extended by approximately 4 metres in width which would step down towards the rear to form a rear extension which would come flush with the rear elevation wall and would form a lounge area. Above this would be three rooflights. To the front would be an infill extension and projecting pitched roof porch supported by posts. The internal garages would be removed with this space converted into a lounge/ reception area.

7.4 At first floor level a pitched roof dormer would be added to the front elevation serving the bedroom. This would be set back within the roof slope. A first floor extension would also be added with an additional window to the front elevation. The loft conversion would allow for a master bedroom with an ensuite in the roof space - the ensuite would be served by one rear velux window and the bedroom would be served by two rear velux windows. To the front elevation would be a pitched roof dormer with a juliet balcony serving the second floor bedroom. The scheme has been amended since being submitted, and this dormer has been reduced by approximately 1 metre in width, and also in depth to appear more subservient within the roof slope. The materials proposed include the whole roof replacement with slate tile, cladding to the first floor and render to the ground floor.

7.5 Also proposed is a double garage to the front garden. The garage would have dimensions of approximately 6.5 metres depth and 7 metres width with a roof which would overhang by approximately 2.5 metres. The garage would have a ridge height of approximately 5 metres with the roof hipped in from the road and gable pitched closest to the main house. To the west side elevation would be the garage door and two flat roof dormers - there would be internal stairs leading up to the first floor level which would be a studio/ storage space. There would be a window at ground floor to the side and a door to the rear as well as two velux rooflights set within the roof.

7.6 The alterations to the roof would evidently result in a wider expanse of roof, notably towards the rear where the roof forms a catslide style. From the front the extension is considered relatively modest in scale. The proposed front dormers would sit within the roof - whilst the second floor dormer is larger with a higher roof ridge, following its reduction in scale it is not deemed to dominate the roof. The ground floor extensions

would not result in an overdeveloped or mismatched appearance and are deemed to be acceptable additions to the property. The proposed garage is large in scale and set close to the front boundary however its appearance is made more subtle when viewed from the highway due to the hipped roof on this side and open car port below, and the internal garage building being set in from this side. In terms of materials, the roof is proposed to be replaced with slate tile with cladding and render to the elevations. There are other examples of slate tile used along the road and some degree of variation in materials present at other properties. The property is set back from the road and the cladding is not judged to be harmful in appearance. Overall the proposal is not considered to result in harm to the character of the streetscene.

- 7.7 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

- 7.8 To the east of the application site is no 7 Woodlands Avenue - this property has two bedroom windows on the side elevation at first floor level. Whilst the juliet balcony would offer some view back towards these windows, the direct side view would be screened by the dormer wall. On balance the impact of this is not judged to be increased from the existing front elevation first floor windows to a degree that would justify a refusal. The proposed rear rooflight windows would be set at high level and therefore no views down into the rear garden of no 7 could be achieved.
- 7.9 To the rear of the application site is no 84 Horndean Road which has a side elevation wall and rear garden running adjacent to the rear boundary of no 1A. The proposal would result in 3 new second floor velux rooflights however these would be located at 1.7 metres above finished floor level and therefore no additional views would be available down towards private amenity spaces at no 84.
- 7.10 To the west of the application site is no 1 Woodlands Avenue. The changes proposed closest to this side include the front elevation dormer. Adjacent to this side boundary is the rear garden of no 1. The relationship between no 1a and no 1 would not be different from the relationship between a standard rear elevation dormer and would have views directly towards the front elevation boundary rather than back towards private amenity spaces at no 1. The impact of this is therefore considered to be acceptable.
- 7.11 Towards the front of the site are nos 2 and 3 Woodlands Avenue. There is over 40 metres separation distance between these properties and this exceeds the minimum separation distances for overlooking as stipulated in the Havant Borough Design Guide which would be 24 metres.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.13 There are several trees along the western boundary of the site. The front hedge

would be reduced but the trees would all be retained and protected, several of these are the subject of TPOs including an Ash, Maple and Cedar. Havant's Arboricultural Officer has been consulted on this proposal and upholds no objection providing construction takes place in accordance with the submitted tree protection plans.

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/22/00821 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:

PL.597.22.02 E	AMENDED PROPOSED FLOOR PLANS
PL.597.22.03 E	AMENDED PROPOSED ELEVATIONS
PL.597.22.04 B	SECTION PLAN
02 Nov 2022	ARB METHOD STATEMENT BERNIE HARVERSON OCT 2022
02 Nov 2022	NO DIG POROUS PATH
02 Nov 2022	TREE CONSTRAINTS PLAN BERNIE HARVERSON OCT 2022
02 Nov 2022	TREE PROTECTION PLAN BERNIE HARVERSON OCT 2022
PL.597.22.01 B	PROPOSED GARAGE FLOOR, ELEVATIONS, LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The three rooflight windows at second floor level in the north facing elevation serving the bathroom and bedroom shall have a minimum cill height of 1.7m from finished floor level.

Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan

Bernie Harverson dated October 2022. Any variations to the details of the document and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

Reason : To comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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.