
Site Address:	7 Acre Lane, Waterlooville, PO7 8RJ		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/22/00049	Expiry Date:	05/05/2022
Applicant:	Mr Spencer		
Agent:	Mr G Gamblin	Case Officer:	Gary Christie
	R & G DESIGN		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application relates to a bungalow located to the end of a cul-de-sac known as Acre Lane. The property is separated from the highway by a public footpath that continues to the north connecting to Farriers Way, and also extends along the northern boundary of the dwelling and garden. Here a number of mature trees the subject of Tree Preservation Order (G1 of TPO 1150) form a landscaped strip separating the application site boundary from the footpath. The dwelling itself comprises a modest bungalow set forward of an attached two-storey property immediately to the south of it. An enclosed rear garden wraps around the northern elevation of the dwelling.

The surrounding area is residential in character with a number of two-storey properties on a series of cul-de sac.

2 Planning History

APP/21/00343 - Crown reduce by 2m south lateral branches of 1No. Oak overhanging properties (5-7 Acre Lane), back to suitable growth points. Subject to G1 of TPO 1150., PERM,09/06/2021

3 Proposal

- 3.1 Planning permission is sought for the construction of a single-storey side/rear extension wrapping around parts of the north and west facing elevations following the removal of an existing conservatory. The 'L-shaped' extension would measure approximately 6.7 metres at its widest point, 6.4 metres at its deepest and would be topped with a flat roof measuring approximately 2.5 metres at the eaves.

Amended drawings have been provided changing the proposed external facing material from render to brick to match the existing dwellinghouse.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

There are several trees surrounding the property that could be affected by the proposals. Arboricultural information has been submitted that demonstrates an acceptable relationship between these trees and the proposals. It also provides a suitable level of protection during the construction process. On that basis, if you are minded to permit this application it would be recommended that a suitably worded condition is imposed requiring the applicant to adhere to the protection measures and methodology specified.

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Southern Gas Network

No comments 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: 11

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) 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 proposed extension would be positioned principally to the rear of the dwelling, but would also extend around part of the northern elevation. The incorporation of a flat roof which would extend above the height of the eaves of the recipient building is not considered to be a particularly sympathetic design approach and would not be appropriate in all instances. However, at just 2.5m the overall height of the extension has been kept to a minimum and as a result of its wrap around design, its extension above the height of the eaves of the main house would not be obvious. Amendments to incorporate a matching brickwork finish would also assist the extension integrate with the original dwelling. Overall, whilst the extension is not considered to be of the highest design quality, it would remain subservient to the main dwelling and views of it would be restricted by the orientation of adjoining buildings and set in from a landscaped boundary to the north.

Given the limited views of the extension, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The dwelling adjoins No.9 Acre Lane a two-storey property located immediately to the south. The two properties are staggered slightly with the application property set further forward in its plot. As a result, the relative depth of the proposed extension would be reduced projecting approximately 1.5 metres beyond the rear elevation of No.9, and would be set in approximately 1 metre from the shared boundary. As a result of its relative depth beyond the rear of No.9, set in from the boundary, limited overall height and position to the north, it is not considered that the extension would result in any significant adverse impacts on the amenity of neighbouring occupiers to the south in terms of loss of light, outlook, increased sense of enclosure or overbearing impact.

To the west, the extension would be set in approximately 5.5 metres from the boundary with No.5 Acre Lane which in turn benefits from an 8.5 metre garden angled at 45 degrees to the application site. This is considered to be a sufficient separation distance to prevent any significant amenity impacts from occurring. To the north properties are separated by a public footpath, a number of trees along the boundary of the application site and front gardens. As a result of its limited height and degree of separation, it is not considered that the extension would significantly affect the amenity of occupiers to the north.

(iv) Impact on Trees

- 7.5 There are several mature trees located immediately to the north of the property within an area of public space that are protected by Tree Preservation Order. The application is supported by an Arboricultural Impact Assessment, Protection Plan and Method Statement which demonstrates how the development could be carried out without impacting the health and stability of these protected trees. This has been considered by the Council's Arboricultural Officer who raises no objection to the proposal subject to the inclusion of a suitably worded planning condition requiring the development to be carried out in full accordance with the Protection Plan and Method Statement.

8 Conclusion

- 8.1 Whilst not of the highest design quality, the scale, siting and design of the proposed extension is considered to be acceptable and would have limited and acceptable impact on the neighbouring occupiers complying with the requirements of Policy CS16 of the HBLP (Core strategy). Information has been submitted to demonstrate how the development can be carried out without affecting the long term health and stability of the protected trees to the north ensuring that their amenity value will be retained.

It is noted that no objects have been received in respect of this application.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00049 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:

Site Location Plan (dated 19.01.2022);
Block/Site Plan (dated 19.01.2022);
Spencer 334.1 A (Proposed Plans & Elevations)

Arboricultural Impact Assessment, Protection Plan and Method Statement Ref: 458-1686-2/25/2022 dated 9th March 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 development hereby permitted shall be carried out in full accordance with the approved Arboricultural Impact Assessment, Protection Plan and Method Statement (ref. 458-1686-2/25/2022 dated 9 March 2022).

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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.