
Site Address:	134 London Road, Waterloooville, PO7 5SU		
Proposal:	Proposed front extension and new entrance.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00255	Expiry Date:	09/06/2022
Applicant:	Mr Robinson		
Agent:	Mr Jay	Case Officer:	Denise Sheath
	The Planning Service		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

134 London Road, Waterloooville, is a two storey detached property constructed with brick and a pebble dash render to all elevations, the roof of the property is a Gambrel style roof with red/brown hung tiles. The property is set back approximately 15m from the front boundary, the frontage of the property has a partially graveled drive way used for the parking of vehicles and laid to lawn areas with a boundary treatment of 1.8m wooden fencing to the north and southern elevations with an approximate 1.8m hedging along the front boundary.

2 Planning History

02/66270/001 - Raising of existing roof level in order to accommodate erection of new first floor with pitched roof over incorporating two storey extension and single storey extension to west (front) elevation. PERM - 02/12/2002

02/66270/000 - Increase in height of roof to provide accommodation at first floor level and single storey extension to north elevation. PERM - 16/07/2002

APP/12/00292 - Reserved matters application for construction of 5No. 4 bed houses (plots 1-5) with new access to Mountbatten Drive, relating to appearance, landscaping and scale following Outline Permission 08/72338/002. PERM - 09/08/2012

APP/12/00888 - Reduce height of 1No. Beech (T2) by 4.5m, sides by 3m and remove deadwood and crossing branches, subject to TPO 1899. PERM - 26/11/2012

APP/14/01204 - Crown reduce by 2.5m, rebalance and crown raise by 3m 1No. Alder (T1). Subject to TPO 1899. PERM - 02/01/2015

APP/19/00581 - Crown reduce 1No. Beech tree (T2) by 4m, all lateral growth on northern side by 4m, on southern side by 3m and east and west facing limbs by 2.5m, reduce lateral growth over neighbouring property to within 1m of boundary and thin out epicormic growth, subject to TPO 1899. PERM - 17/07/2019

3 Proposal

Proposed front extension and new entrance.

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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I'm afraid the arb report is not really up to scratch. Very general and not site specific. There is no evidence to suggest the impact on trees has been properly considered. I must admit, I'm not overly concerned about the one to the rear and the one to the front is in the neighbouring property so it could be left to condition if you're minded to permit the application. I'd suggest they commission an Arboricultural consultant who would be able to carry out the necessary site investigations and put together the relevant documents in accordance with BS5837:2012.

Officers Comment:

*A Tree Protection Plan has since been provided and a condition placed on the decision to ensure that the tree protection plan is adhered to.
An informative has also been placed upon the decision stating any works to the TPO tree will require TPO Consent.*

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their

presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 12

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) Effect on neighbouring properties
- (iv) Effect upon TPO Tree
- (v) Southern Gas

- (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 Following the demolition of the existing porch to the front of the property, the proposal is for the erection of a larger porch to the centre of the front of the property, the proposed external wall of the porch will have a depth of 2.215m with a width of 2.734m, with a pitched roof with a maximum height of 4m and an eaves height of 2.9m, the proposed porch roof would extend a further 0.95m from the proposed external wall of the porch to create a canopy with oak posts to support. The external wall materials of the porch will be render and brick with roof tiles to match that of the existing property. The proposal would be visible from the streetscene of London Road, due to the high quality design of the porch and the matching materials to be used in the construction it is not considered that the proposal would have a harmful impact upon the character or visual amenity of the streetscene.
- 7.4 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

- 7.5 The proposal will have a 5m distance from the shared boundary with the neighbouring property to the north (No.136 London Road), it is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, loss of outlook, loss of privacy nor would the proposal be overbearing in nature. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.6 The proposal will have a 8.7m distance from the shared boundary with the neighbouring property to the south (No.132 London Road), it is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, loss of outlook, loss of privacy nor would the proposal be overbearing in nature. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal would be in excess of 50m to the boundaries of the neighbouring properties to the front. It is therefore considered that the impact upon these neighboring properties would be minimal and acceptable.
- 7.8 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) Effect upon TPO Tree

- 7.9 There is a TPO tree located within the corner of the south western elevation of the neighbouring property to the north. A Tree Protection Plan has been provided to ensure the protection of the tree during the construction of the proposal. A condition

has been placed within the decision to ensure that the Tree Protection plan is adhered to.

(v) Southern Gas

- 7.10 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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/22/00255 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:

Arboricultural Statement
Tree Protection Plan - Drawing No. P004
Design and Access Statement
Existing Location and Site Plan - Drawing No. E001
Existing Elevations - Drawing No. E002
Existing Photos - Drawing No. E003
Existing Floor Plans - Drawing No. E004
Proposed Location and Site Plan - Drawing No. P001
Proposed Elevations - Drawing No. P002
Proposed Floor Plans - Drawing No. P003

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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 hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to the existing TPO tree adjacent to the site throughout

implementation of the same has been implemented as set out in the Tree Protection Plan - Drawing No. P004. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.

Reason: To safeguard the continued health and presence of the trees and to 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 2018.