
Site Address:	2A Billett Avenue, Waterloooville, PO7 7SZ		
Proposal:	Replacement and increased area of driveway with new block paving		
Application No:	APP/21/01061	Expiry Date:	11/11/2021
Applicant:	Mr Hunt		
Agent:	Mr Page	Case Officer:	Selina Donophy
	GRP Architectural Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two-storey, detached dwellinghouse located on the south side of Billett Avenue, Waterloooville. This property has a tiled, pitched roof, with elevations comprising cladding and brickwork and extensions to the front and side. The property is set back from the road, with a hard standing to the front allowing for parking space on site and there is currently hedging to the front curtilage.

2 Planning History

05/70658/000 - Remove existing car port and garage and erect a conservatory to the side and rear of the property., PERM,26/08/2005
06/70658/001 - Rear/side conservatory and a side extension/store. (Part Retrospective), PERM,11/04/2006
APP/13/00191 - Single storey rear extension; single storey front extension to garage including new pitched roof and canopy over front extension., PERM,30/04/2013
APP/16/00846 - Single storey rear and side extension, new pitched roof over existing flat roof side extension, new front porch., PERM,06/10/2016
APP/17/00059 - Application for non-material change to Planning Permission
APP/16/00846 relating to amendment of roof from 35° to 25° and use of Marley Mini Stonewold Tile., PERM,10/02/2017
APP/18/00572 - Single storey rear and side extension, new pitched roof over existing flat roof side extension, new front porch. (Resubmission of APP/16/00846), PERM,04/10/2018
APP/19/00462 - Application for non-material change to Planning Permission
APP/18/00572 relating to alterations to front elevation omitting extension to converted garage, omit high level windows to gable end wall and side window of rear extension., PERM,17/05/2019
APP/21/00018 - Proposed front boundary wall with facing brick work and railing., PERM,05/03/2021
APP/21/01016 - Proposed front boundary wall with facing brick work and slatted cedar timber panel., DEL

3 Proposal

Replacement and increased area of driveway with new block paving

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

As there is already block paving within the root protection area (RPA) of the off site Oak tree I have no objection to it being replaced however there should be no increase in excavation to that which has already been undertaken previously. The new area of block paving is outside of the RPA therefore I have no objection.

Councillor Gwen Robinson
No comment

Councillor Mike Seal
No comment

Councillor Peter Wade
No comment

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

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: 1

Comment	Officer Comment
With refernece to the above application we wish to draw your attention and express our concerns to the following : A large proportion of the proposed works are to be carried out within the root protection area of our TPO oak treee . It should be noted that the existing driveway of 2A was installed approx 15 years ago since which time new root growth will have occured and	Comments have been noted. The Council's Arboricultural Officer has been consulted as part of this process and has commented above.

needs to be considered. We trust that this will be given due consideration and that the proposed works will not in any way effect the safe retention and health of our TPO oak tree.	
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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 seeks to pave over the existing grass area towards the front of the dwelling in block paving. Half of the driveway has already been block paved. There are examples of paved driveways in the immediate vicinity, with the area proposed only partially visible from the public realm due to the boundary wall at the site. The replacement and area of additional block paving is not judged to result in harm to the character of the area.

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 No harm to residential amenity has been identified. 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).

(iv) Trees

7.6 There is a TPO oak tree and a TPO horse chestnut both located outside of the site however within close proximity of the front boundary. The Council's Arboricultural Officer has been consulted has upheld no objection to the proposal on the basis that the replacement paving incurs no additional excavation to that already undertaken. The methodology regarding the replacement driveway excavation has been submitted as part of this application and has been agreed by the Arboricultural Officer to be acceptable.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, the neighbours and protected trees and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01061 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:

PL321 Proposed driveway site plan

PL322 Location and block plan

Confirmation of excavation document received on the 12.11.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The proposed development shall be constructed and completed in adherence with the email confirming the excavation methodology received on the 12th November 2021 . Any excavation below the sub base shall only be undertaken following agreement in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework