
Site Address:	6 Leigh Road, Havant, PO9 2ET		
Proposal:	Detached garage with landscaping works and minor adjustments to existing accesses from public highways.		
Application No:	APP/21/01146	Expiry Date:	13/01/2022
Applicant:	Mr and Mrs Davies		
Agent:	Mr Fitton	Case Officer:	Graham Speller
	Archbuild		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Leigh Road and is occupied by a substantial two storey detached dwellinghouse incorporating interesting architectural features.
- 1.2 The property is set back from the road and due to existing dense tree screening, one of which is subject of a TPO, whilst substantial, the dwellinghouse is not readily visible from the road.
- 1.3 Part of the frontage of the grounds is within Flood Zones 2 & 3.
- 1.4 The surrounding area is residential in character with properties of varying styles and design, some of which are within spacious grounds.

2 Planning History

92/55330/003 - Conversion of existing house into 4 flats and associated parking., PERM,
92/55330/005 - Conversion of existing house into 4 flats and associated parking, REF,03/09/1992
92/55330/006 - Two storey rear/side extension and alterations of dwelling t form 6 flats (variation of Planning Permission Nos. 92/55330/3 for 4 flats)., PERM,17/12/1992
APP/18/00882 - Field Maple, Reduce due to lack of space. Reduce Cherry Plum for Amenity Value. Reduce Magnolia for Amenity Value. Reduce Conifers for light., WD,12/09/2018
APP/20/01081 - 1No. Yew (T1 on plan) reduce lowest eastern limb by 1.5m overhanging drive, subject to TPO 1304., PERM,21/12/2020

3 Proposal

- 3.1 Detached garage with landscaping works and minor adjustments to existing accesses from public highways.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
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)

Submission Version Havant Local Plan

IN1	(Effective provision of infrastructure)
E1*	(High quality design)
E19	(Managing flood risk in new development)
E15	(Protected species)
E18	(Trees, hedgerows and woodland)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

There are trees on this property which need to be adequately protected during the course of the proposed development. In particular there is a Yew tree which is protected by TPO at the front of the property and looks to be affected by the driveway alterations. Before I can comment further on this proposal an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan must be provided please.

Further comments following submission of Arboricultural Impact Assessment

The trees to be removed are not of TPO quality. I have no objection to the proposal providing the work is carried out in strict accordance with the Arboricultural Impact Assessment by Arbor -Eco Consultancy report number : MB211104-01 dated December 2021.

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public surface water sewer to be made by the applicant or developer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Hampshire Highways

The Highway Authority note that the existing access has undergone some minor adjustments. However, as this does not impact pedestrian and vehicular visibility the Highway Authority provide no objections to the above planning application.

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application. We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature and location in the groundwater catchment.

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: 7

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) Impact on trees
- (v) Impact on ecology
- (vi) Highway and pedestrian safety
- (vii) Flood risk

(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 design of the proposal incorporates a dormer window which would be in keeping with the design features on the main dwellinghouse. The building would also

incorporate other design features of the dwellinghouse in terms of black timber detailing and having similar materials.

- 7.4 No first floor is indicated, and the roof area would have a restricted height in any case. However, it is recommended that a condition be imposed to ensure that the building is used ancillary and ordinarily incidental to the main dwellinghouse.
- 7.5 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

- 7.6 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) Impact on trees

- 7.7 Following additional information in the form of an Arboricultural Impact Assessment no objection is raised by the tree officer subject to the works being carried out in accordance with the recommendations within the report.

(v) Impact on ecology

- 7.8 The existing dwellinghouse would not be altered and therefore it is unlikely that protected species would be impacted upon as a result of the development. The submitted Arboricultural Impact Assessment also addresses potential impacts on protected species, such as bats. The report recommends that should the presence of a bat roost be suspected whilst completing works on any trees on site then an appropriately licensed bat worker should be consulted for advice.

(vi) Highway and pedestrian safety

- 7.9 As noted above, the Highway Authority notes that the existing access has undergone some minor adjustments. However, no objections are raised on highway or pedestrian safety grounds.

(vii) Flood risk

- 7.10 Part of the frontage is within Flood Zones 2 & 3, however, the proposed garage building would not be within the flood zones and would not create any flood risk.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/21/01146 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:

0001 REV P02 - LEIGH ROAD LOCATION BLOCK PLAN

0011 REV P03 - PROPOSED LONG ELEVATION AND SITE LAYOUT

0010 REV P01 - LEIGH ROAD PROPOSED PLANS ELEVATIONS

0012 REV P02 - MATERIAL STORAGE AREA PLAN

Arboricultural Impact Assessment by Arbor-Eco Consultancy report number: MB211104-01 dated December 2021

MB211104-01-01 -TREE CONSTRAINTS PLAN

MB211104-02-01 – TREE PROTECTION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Walls –

Brick to match existing house

Stonework to match existing house

Render and black timber framing to match existing house

Roof – slate

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 must be undertaken in accordance with the Arboricultural Impact Assessment by Arbor-Eco Consultancy dated December 2021 and Tree Protection Plan MB211104-02-01.

Reason: To protect the conservation and enhancement of existing natural features

and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 The garage building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
- Reason:** In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.