
Site Address:	44 Topaz Grove, Waterloooville, PO7 8ST		
Proposal:	First floor extension over garage.		
Application No:	APP/21/00697	Expiry Date:	14/09/2021
Applicant:	Mr Pope		
Agent:	Mrs K Harris	Case Officer:	Graham Speller
	Arkiplan Architectural Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the north of Topaz Grove and is occupied by a detached two storey dwelling.
- 1.2 The surrounding area is residential in character with houses of similar styles and design.
- 1.3 There is a TPO oak tree in the rear garden.

2 Planning History

02/61635/002 - Crown reduce a Turkey Oak tree (T4) at 44 Topaz Grove subject to TPO 1418., PERM,16/04/2002

99/61635/001 - Crown reduce a Turkey Oak (T4) subject to TPO 1418, PERM,30/09/1999

96/61635/000 - Crown reduction of 1 Turkey Oak in rear garden: tree T4 covered by TPO 1418, PERM,18/04/1996

04/61635/003 - Crown reduce and reshape by 20% an Oak tree (T4) of TPO 1418., NPW,12/01/2005

07/61635/004 - Crown reduction of 30% a Turkey Oak (T4) subject to TPO 1418. , PERM,13/08/2007

APP/12/00199 - Single storey rear extension., PERM,23/04/2012

APP/13/00462 - Reduce and reshape crown by up to 4m (not exceeding previous pruning points) 1No. Turkey Oak (T4) subject to TPO 1418., PERM,19/06/2013

APP/16/01099 - Crown reduce 1No. Turkey Oak (T1) by 2m, remove epicormic growth up to 4m. Subject to TPO 1418. , PERM,18/11/2016

APP/19/00840 - Reduce crown height and spread of 1No. Turkey Oak T4 (marked T1 on sketch plan) by 3m to previous pruning points and crown lift to 4m, subject to TPO 1418., PERM,08/10/2019

3 Proposal

- 3.1 First floor extension over garage.

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)
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)

Submission Version Havant Local Plan

E1* (High quality design)
E18 (Trees, hedgerows and woodland)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

A tree protected by a TPO is situated in the rear garden of the property. No arboricultural information has been submitted to ensure that the tree will be protected during the course of the works. An AIA, AMS and TPP will need to be submitted please.

Following the submission of an old Arb report relating to a conservatory I have now had the opportunity to visit the site. Given that there are no new foundations going in and that there is sufficient space at the front of the house for storage of materials, I believe that the tree will not be negatively impacted by the proposal and I therefore have no objection. Please add an informative to the permission if granted that there should be no storing/mixing of materials in the rear garden.

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

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

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 TPO tree
- (v) Parking

(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 design would result in an additional front gable which would match the existing thereby resulting in a symmetrical appearance. The roof would also have a barn hip to match the existing on the western side.

7.4 The proposed first floor addition would be over the existing garage and would be no closer to the boundary than existing.

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 The proposed development would be sited in excess of 11m from the rear wall of No. 38 Topaz Grove. In addition, the design includes a hipped gable thereby reducing the impact of the proposal.

7.7 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) Impact on TPO tree

- 7.8 As noted above, following the submission of an old Arb report and a site visit, the tree officer considers that the tree will not be adversely impacted by the proposal and raises no objection on tree grounds.

(v) Parking

- 7.9 There would be no increase in the number of bedrooms as a result of the development and adequate parking provision would be retained.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/00697 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:

21-0813 D01 - BLOCK PLAN

21-0813 D04 - PROPOSED GROUND AND FIRST FLOOR

21-0813 D05 – PROPOSED ELEVATIONS

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 The development hereby permitted shall have no windows or other openings inserted into the eastern elevation at first floor level, unless planning permission has first been granted by the Local Planning Authority.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework.