
Site Address:	5 Haydock Mews, Waterloooville, PO7 8NQ		
Proposal:	Single storey front infill extension.		
Application No:	APP/21/00935	Expiry Date:	03/11/2021
Applicant:	Mr Midgley		
Agent:		Case Officer:	Julie Terzoudis
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a modern two-storey detached dwelling with detached double garage situated at the end of a cul-de-sac at 5 Haydock Mews, in Waterloooville. The dwelling is finished in a brown tile pitched roof and elevations of red/brown multi-brick and tile hanging. The site is level and open to the front with hardstanding vehicular access forward of the garage and grass. The rear garden is mainly laid to lawn with two single-storey extensions meeting a patioed area. The site is enclosed by 1.8m high fencing on the western, northern, and eastern boundaries, with the side elevation of the detached garage forming part of the western boundary.
- 1.2 The immediate area is a medium density housing development, which comprises two-storey detached, semi-detached and terraced properties on a modern estate of a similar age, with different styles and designs.

2 Planning History

01/59340/002 - Crown reduce by 20% 2 Turkey Oak trees (T15 & T16) at 5 Haydock Mews subject to TPO 1102., PERM,12/11/2001
97/59340/001 - Retention of conservatory to rear and new 2.4m high timber fence along the northern boundary, PERM,27/03/1997
94/59340/000 - Reduce limbs, growing toward house and shed, by 3m and raise crowns to 4m and two Turkey Oaks covered by TPO 1102., PERM,14/09/1994
05/59340/003 - Application to crown thin by 20% and for crown reduction of 20% two Turkey Oaks (T15) and (T16) of TPO 1102., PERM,05/12/2005
APP/10/00914 - Crown reduce by 25% 3No. Turkey Oak trees subject to TPO 1102. , PERM,07/02/2011
APP/14/00237 - Crown reduce 2No. Oaks (T14 & T15) by 1.5m back to previous pruning points and remove epicormic growth, subject to TPO 1102., PERM,04/04/2014
APP/18/00881 - Reduce height and spread of 1No. Turkey Oak (T16) to retain 8m height and crown spread of N2; E2; S3; W2 (crown spread reduction to previous pollard points). Reduce 1No Turkey Oak (T15) to previous pruning points. Both trees subject to TPO 1102., PERM,12/10/2018

3 Proposal

The application seeks planning permission for the construction of a single-storey infill extension to link the main dwelling and the detached garage set to the west. The extension would facilitate the creation of a study room. The extension would be finished in cream/off white render, which would be continued on the ground floor level

of the main dwelling on all four elevations, and the existing detached garage.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturist, Havant Borough Council (summarised)

21/09/2021 - I have no objection to the proposal but a tree protection plan will need to be supplied please.

27/10/2021 - Tree Plan submitted is suffice and should be included on the approved plans list.

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Portsmouth Water Company

We have no adverse comments to make on this application from a groundwater quality protection perspective due to the small nature of the development.

Property Management (formerly County Estates Department) Hampshire County Council

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 the TPO tree on site

(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 is single-storey in scale and would be considered a minor, low impact addition to the existing dwelling. The orientation of the dwelling and the detached garage at the end of a cul-de-sac, would not result in any visual impact upon the existing character of the streetscene.

7.4 The proposed linked extension would retain subservience to the main dwelling and would not result in an incongruous addition from a visual perspective. The proposed cream rendered finish for the link extension and for the ground level of the main dwelling and garage, would help integrate the extension with the proposed dwelling and would reflect a finish applied to several other dwellings within the locality.

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 2011). 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 Due to the minor scale and proposed location of the linked extension, there would be no impact whatsoever on the existing level of residential amenity enjoyed by the neighbouring occupiers.

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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on the TPO tree on site

- 7.8 The site contains two protected trees within the rear garden of the dwelling which are protected with Tree Protection Orders. The two trees are located over 8m from the proposed development. The application was referred to Council's arborist who raised no objection to the proposed Tree Protection Plan and tree and root protection methods.
- 7.9 A single palm would be removed to facilitate the extension; however, this tree is not subject to any legal protection and can be removed without planning approval.

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/21/00935, 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:

Location Plan - received 08 Sept 2021

Proposed Site Plan Drw. No. 5605/500 - received 27 Oct 2021

Existing Ground Floor Plan Drw. No. 5605/1 - received 08 Sept 2021

Proposed Ground Floor Plan Drw. No. 5605/2 Rev A - received 08 Sept 2021

Existing Elevations Drw. No. 5605/3 Rev A - received 18 Oct 2021

Proposed Elevations Drw. No. 5605/5 - received 18 Oct 2021

Cross Section Drw. No. 5605/4 Rev. A - received 08 Sept 2021

Tree and Root Protection Statement - received 08 Sept 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 Prior to any demolition, construction or groundwork commencing on the site, the approved tree protective measures, including fencing and ground protection, as shown on Tree and Root Protection Statement received 08 Sept

2021 and the Proposed Site Plan Drw. No. 5605/500 received 27 Oct 2021, shall be installed. The Council's Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan (telephone 023 92 446525). Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011.