
Site Address: 30 Holst Way, Waterlooville, PO7 5SJ
Proposal: Demolition of conservatory and construction of single storey extension.
Application No: APP/21/00653 Expiry Date: 16/08/2021
Applicant: Mr J Handley
Agent: Case Officer: Denise Sheath
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

30 Holst Way, Waterlooville, is a two storey semi detached property located within the north east section of Holst Way. The property is constructed with red/brown brick with a hung tiled roof, the rear garden is laid to lawn with approximate 1.8m close boarded fencing to all boundaries.

2 Planning History

95/54221/003 - Pruning of Yew (T2) covered by TPO 1223. PERM 23/10/1995
APP/17/01157 - Crown reduce by 0.5-1m 1No. Common Yew, subject to TPO 1223.
PERM 23/11/2017
APP/21/00257 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres. Withdrawn 04/05/2021

3 Proposal

Demolition of conservatory and construction of single storey extension.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist:

Objection is raised to this proposal. The extension would be in such close proximity to the Oak within the applicants garden that it would be detrimental to it (it was incorrectly plotted on the tree protection plan). It would also fall within the root protection area of the neighbours Oak. For this reason a TPO has been made to safeguard the tree against possible removal and the neighbour's tree to ensure roots are not damaged. Both trees offer significant public amenity value.

If the applicant wishes to revise the plans to make use of the existing footprint of the conservatory, this would be looked upon more favourably and an updated Tree Protection Plan would need to be provided for approval.

Further Arboriculturalist Response following receipt of amended plans:

I can confirm that I now have no objection to the revised proposal. The work will need to be carried out in accordance with the Arboricultural method statement and tree protection plan dated May 2021 by CBS trees. No work should start until the protective fencing and ground protection is in place.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Will this extension have any effect on the brick wall and wooden fencing which divides the two rear gardens that i had built and paid for.	The proposed extension will have a minimum distance of 6.4m from the rear boundary. Any damage caused by the construction of the rear extension would be a civil issue between the two parties and would not be a planning consideration.

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 on 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 Following demolition of the existing single storey rear addition the proposal will be for a single storey rear extension within the same footprint. The extension will have a depth of 2.5m, and eaves height of 2.5m and a maximum height of 2.8m, the proposed materials will match that on the existing property with 2No. rooflights inserted to the roof slope of the extension. The proposal would not be visible from the public domain due to its location to the rear of the property.

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 would have a minimum distance of 6.4m from the rear boundary which is adjacent to the turning point of the highway for Place Crescent, this area will be screened by the fencing, shrubbery and trees along this shared boundary, it is therefore considered the proposal would have a minimal and acceptable impact.

7.6 The proposed has a distance of 9m from the side facing garage wall of the neighbouring property to the north west (No.32 Holst Way), due to the location of this neighboring property it is considered that the proposal would have a very minimal and acceptable impact.

7.7 As the proposal would not have a greater depth than the existing rear addition which is to be demolished and would not protrude any further than the existing extension at No.28 Holst Way, it is considered that the impact upon this neighbouring property 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 on Trees

7.9 The Council's Tree Officer was consulted as part of this application due to the close proximity of TPO Trees. Following receipt of amended plans the tree officer has commented that there is no objection to the application providing the works are carried

out in accordance with the Arboricultural method statement and tree protection plan dated May 2021 and no work is started until the protective fencing and ground protection is in place. A condition has been placed on the decision notice to ensure these comments are adhered to.

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/21/00653 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:

Application Form - Received 21 June 2021

Arboricultural Method Statement - Received 21 June 2021

Tree Survey Report - Received 21 June 2021

Tree Protection Plan - Drawing No. CBA11508.01A TSP - Received 19 August 2021

Location Plan - Received 21 June 2021

Block Plan - Received 08 October 2021

Existing Elevations - Received 29 September 2021

Proposed Rear Elevation and Cross Sections - Received 29 September 2021

Proposed Side Elevation and Roof Plan - Received 29 September 2021

Proposed Floor Plans - Received 08 October 2021

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 including site clearance shall commence on the site until the trees have been protected by fencing. The work will need to be carried out in accordance with the Arboricultural method statement and tree protection plan dated May 2021 by CBS trees. No work should start until the protective

fencing and ground protection is in place.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.