

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

Located in the rear garden is a Spruce subject to TPO. In order to ensure its protection during the course of development a Tree Protection Plan is required to be submitted.

Case officer comment : A tree protection plan has since been provided

Further Arboriculturalist response:

No objection. No development should start until the tree protection is in place as per the tree protection plan.

Councillor Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
i feel the upper extension on existing extension will block out a lot of light and create privacy problems for anyone living near the property. And if any of the neighbours living near the proposed work decided to sell then i think they will have problems,i,m glad	Please see ' Planning Considerations' section of the report Construction issues are temporary by

its not happening next to me, also i work nights and ive been kept up most days with the existing work thats going on because of the fire. i would like to get some rest	nature.
A side extension would be more reasonable than an extension on the existing extension at the back as i feel it won't overlook my conservatory and invade my privacy	Comment noted .

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) Parking
- (v) 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.

7.3 This application has undergone amendment following case officer concerns relating to mass and bulk of the previously proposed first floor rear extension as well as the impact this may have had on neighbour amenity. The scheme has since been revised to include a rear dormer and first floor side extension which will be assessed below.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal comprises a rear dormer and first floor side extension. The dormer proposed would be sited on the rear roof slope and would have dimensions of approximately 5 metres width, 2.8 metres depth and a 2 metre high flat roof. The dormer would feature two windows and would allow for a bedroom with en suite in the roof space with one of the windows serving the en suite and one serving the bedroom. The proposal also includes a first floor side extension which would be sited above the existing ground floor extension. It would come level with the rear elevation wall to the rear and would project slightly forward of the ground floor level, supported by a strut. It would have a pitched roof with a slight overhang and would feature windows to the front and rear elevations, serving an enlarged bathroom and allowing for internal reconfigurations of rooms at first floor level. Other alterations include glazed roof panels to the existing single storey rear extension roof. Brickwork would match existing.

7.5 The proposed first floor side extension is judged to be modest in design, with the roof mirroring the pitched roof style of the existing property. It would be set back and therefore would not be highly visible from Wellow Close. There may be some visibility of the extension and dormer from Tarrant Gardens which is located towards the rear

of the site, however the visual impact is not deemed to be harmful. Although there are not many examples of dormers in the immediate vicinity, a dormer of a similar size could be constructed under permitted development which would not require planning permission.

- 7.6 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

- 7.7 To the north of the application site is no 8 Wellow Close. This property forms the end of the terrace located at an angle to the application property and has one first floor window on the side elevation which is sited towards the back of the side wall. The proposed side extension is not judged to cause harm to the amenity of this property, nor the next closest property to the side, no 63 which is sited approximately 13 metres away which would mitigate against any overshadowing impact.
- 7.8 Towards the south east of the site is no 33 and there would be approximately 10 metres separation distance between the extension and the rear wall of this property. The rear window would serve a bathroom and would be obscure glazed. There would not be any harmful overshadowing to this property. The rear dormer would be at an angle to No.33 and a dormer of a similar size could be constructed under permitted development which would not require planning permission.
- 7.9 To the south west of the site is the adjoining property, no 10 Wellow Close. The dormer would be located on the rear roof slope and therefore would be visible feature, however the dormer would have views down the rear garden and as noted above, could be constructed under permitted development with clear glazed windows.
- 7.10 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) Parking

- 7.11 The proposal would result in the same number of bedrooms (3 bedrooms total) . For this reason, no further parking allocation is required on site.

(v) Trees

- 7.12 Following the submission of this application the mature spruce located in the rear garden has been placed under a Tree Preservation Order . For this reason Havant Council's Arboricultural Officer has been consulted on this proposal and has requested a Tree Protection Plan be submitted. This has since been received, with the Arboricultural Officer stating that no work should begin on site until the protection measures have been put in place as stated in the Tree Protection Plan.

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/21/00163

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:

Tree Protection plan Drawing No. 009/003 Rev A uploaded on the 03.06.2021
Revised location plan uploaded on the 20.04.2021
Drawing No. 009/001 REV A Revised floor and roof plans
Drawing No. 009/002 Rev A Revised elevations
Drawing No. 009/003 Revised existing site plan

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 shall take place until the TPO tree which is to be protected within or adjacent to the site has been enclosed with temporary protective fencing and protection measures in accordance with the Tree Protection Plan provided on the 3rd June 2021 . The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.