
Site Address: 7 Elwell Green, Hayling Island, PO11 9AZ
Proposal: Single storey front and rear extensions. (Revision to APP/21/00091) .
Application No: APP/21/00688 Expiry Date: 20/08/2021
Applicant: Mr Ripley
Agent: Mrs Fox Case Officer: Graham Speller
 Critchley Architecture and
 Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within a cul de sac and is occupied by a single storey semi detached bungalow.
- 1.2 The surrounding area is residential in character with similar style and design of bungalows some of which have been extended.
- 1.3 There are protected (TPO) trees just beyond the rear boundary in neighbouring properties.

2 Planning History

59/01977 - for the erection of 30 detached and 6 semi-detached bungalows,
UNK,06/07/1959
APP/21/00091 - Single storey front and rear extensions., PERM,27/04/2021

3 Proposal

- 3.1 Single storey front and rear extensions. (Revision to APP/21/00091).
- 3.2 As noted, this is a revised scheme subsequent to a recent approval. The only element that has changed is the front projection which is now proposed to make wider to incorporate an additional WC.

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

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comments received.

Councillor Clare Satchwell - Hayling East

No comments received.

Councillor I Scott Hayling West

No comments received.

Developer Services, Southern Water

Comments in response dated 25/02/2021 remain unchanged and valid for the amended scheme.

Previous comments were regarding clearances and no development or tree planting within 3m of the sewer and no soakaways etc within 5m of the sewer.

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: 12

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 sewers

(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 principle of the proposals has already been established by permission APP/21/00091.

7.4 The proposed rear extension was previously considered acceptable and there has been no change in circumstances since that approval.

7.5 The small increase in width of the front projection would not be unlike others in the locality and is considered acceptable in terms of its impact on the visual amenities of the street scene.

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 In terms of impact on neighbouring properties, the proposed rear extension was not considered to result in any adverse impacts nor the smaller front projection. Whilst the front projection has been increased in width, it is considered acceptable in terms of its impact on neighbouring properties.

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 revised scheme albeit there was to the previously approved scheme.

(iv) Impact on trees

7.9 No arboricultural information was submitted with this application and the agent was requested to submit the previously submitted arboricultural assessment which identified that the trees would not be harmed as a result of the proposals subject to appropriate tree protection measures, some of which have already been implemented.

- 7.10 As there has been no change in circumstances since the previous approval a tree consultation was not considered necessary and the same tree conditions relating to the arboricultural report can be re imposed.

(v) Impact on sewers

- 7.11 Southern Water advise of sewers nearby, albeit on their submitted drainage map, these are clearly some distance away from the development and unlikely to be affected. It is considered that any potential impacts can be controlled by a suitable condition and an informative regarding sewer connection.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposals would have limited and acceptable impact on the neighbours, the character of the area, the visual amenities of the street scene, trees and sewers 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/21/00688 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:

20100 - 111 - BLOCK & LOCATION PLAN

20100 - 112 - PROPOSED SITE PLAN

20100 - 411 - PROPOSED FLOOR & ROOF

20100 - 511 - 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 All works shall be carried out in strict accordance with the Tree report/Arboricultural Method Statement/Tree Protection Plan written by 'Fallen and Found Arboriculture Limited' dated 14th April 2021.
- Reason:** To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Protective measures, including fencing and ground protection in accordance with the Tree report/Arboricultural Method Statement/Tree Protection Plan written by 'Fallen and Found Arboriculture Limited' dated 14th April 2021 shall be installed prior to the commencement of any demolition, construction or groundwork on the site.
- Reason:** To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 A pre-commencement meeting shall be held on the site to ensure that the tree protection is in place before any of the site clearance and construction works begin. This shall be attended by the Site Agent /Manager, Arboricultural Consultant, and representative from the Local Planning Authority.
- Reason:** To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering levels of the site shall take place until a Project Arboriculturalist has been appointed to supervise construction activity occurring on the site. The Project Arboriculturalist shall be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement and tree protection plan.
- Reason:** To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 All works within the Root Protection Area (RPA) of T1 shall be supervised by the Project Arboricultural Consultant. Any complications shall be reported to the Local Planning Authority at the point they are found.
- Reason:** To safeguard the continued health and presence of trees protected by a Tree Preservation Order and to protect the amenities of the locality having regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

Reason: To safeguard against undue damage to the public sewers in the vicinity of the site.