
Site Address: 6 Richmond Gardens, Crofton Close, Waterlooville, PO7
5BJ
Proposal: Part single storey and part two storey side extension.
Application No: APP/16/00938 Expiry Date: 18/11/2016
Applicant: Mrs S McKellar
Agent: Mr D J Boddy Case Officer: Tina Pickup
The Project Support Practice
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Richmond Gardens is a pale brick, mock Georgian style semi-detached property, located on the south side of Crofton Close, close to the head of the cul-de-sac. Opposite the site are two storey terraced dwellings and to the west a line of terraced bungalows. The land slopes up to the north-west, such that the bungalows are on the higher land. The site has an open plan frontage and benefits from a larger than average plot with some land to the south of the dwelling which slopes down and abuts the access to a garage court.

There is evidence that trees have recently been felled along this southern boundary - see planning history below.

2 Planning History

01/62558/002 - Removal of 1 main stem and crown raise Ash tree, removal of 2 main stems of another Ash tree, removal of 6 main stems of Sycamore tree, removal of 4 main stems of another Ash tree, removal of 2 main stems of another Sycamore tree and crown reduce all 5 trees mentioned above. All 5 trees are within the rear garden of 6 Richmond Gardens subject to TPO 1610., PERM,26/10/2001

97/62558/001A - Removal of two stems of Sycamore tree (TA) Group 1 of TPO 1610, REF,04/09/1997

97/62558/001B - Surgery to Ash and Sycamore trees covered by Group 1 of TPO 1610, PERM,04/09/1997

97/62558/000 - Conservatory to rear, PERM,29/07/1997

97/62558/001 - Surgery to Ash and Sycamore trees covered by Group 1 of TPO 1610, PERM,04/09/1997

06/62558/003 - Application for a crown reduction of 30% and a 4m crown raise to a Sycamore and an Ash subject of TPO 1610., PERM,29/11/2006

APP/11/01503 - Tree works, UNK,

APP/16/00696 - Fell 2No. multi-stemmed Sycamores and 1No. Ash, crown raise by 3 metres and crown reduce by 3 metres 1No. multi-stemmed Ash. All within Group 1, subject to TPO 1610. , PERM,04/08/2016

APP/16/00771 - Fell 1No. multi-stemmed Ash within Group1 subject to TPO 1610., PERM,26/08/2016

It must be noted that APP/16/00771 required a replant in the form of a Rowan as close as possible to the site of the original Ash - at the time of the site visit (5/10/16) all the

trees had been felled but no replacement yet planted.

3 Proposal

It is proposed to add a two storey side extension that would be 3.2m wide and nearly the full depth of the dwelling i.e. 8.6m deep. The eaves and ridge line would be stepped down and the roof include 'half' style dormer windows in both the front and rear elevation. A further side extension is also proposed in the form of a single storey garage - during the course of determining this application amended plans were submitted increasing the size of the garage to 3.2m wide x 6.2m deep having a pitched roof.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist	Condition required to implement a 2m high Rowan re-plant within first planting season after substantial completion of extension
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Ecologist Comment: Within 500m of the site there is a protected and notable species of Hazel Dormouse.

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

Comment	Officer Comment

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) Highways and 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.

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

7.3 The design and appearance of the proposal results in a logical stepped down design with the side extensions subservient to the main dwelling. The plot size can accommodate a side extension of this size and due to the layout of the cul-de-sac and presence of a garage court to the south-east, this will not have any terracing or over-dominant effect on the street scene. The proposed design is deemed appropriate in the context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and the adopted Design Guide SPD. 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

7.4 The amended plans also omitted a first floor window in the side elevation that would have potentially lead to a sense of being overlooked by the terrace of dwellings to the south-east. The remaining first floor side window serves a bathroom and can be conditioned to remain obscure glazed. Otherwise the design and layout should not result in any material harm to neighbouring residential amenity in this established, relatively high density residential area.

7.5 Consequently, it is considered that the proposal is unlikely to 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) Highways and parking

- 7.6 As originally submitted the garage size did not meet the recommended minimum size stipulated in the adopted Parking SPD to be a useable parking space - accordingly amended plans were submitted enlarging it to have the required minimum internal size of 3m x 6m. Additionally 2 further parking spaces have been shown on the frontage area giving the required 3 parking spaces for the resultant 4 bed dwelling. Consequently the amended proposal meets Policy DM13 of the HBLP (Core Strategy) and the Parking SPD 2016.

(v) Trees

7.7 TPO'd trees have recently been felled on the site, with the appropriate consents, but the required replacement Rowan not yet planted (due to this proposed extension). The proposed site layout retains sufficient space for a Rowan to be planted east of the parking spaces which would be an appropriate position for a replant tree to provide visual amenity for the wider street scene. The Arboricultural Officer has requested that a condition be imposed that requires the planting within the first planting season following the substantial completion of the development.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/16/00938

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 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.
- 3 The first floor window in the side elevation of the hereby approved extension shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 A Rowan tree of minimum height of 2m shall be planted to the east of the hereby approved extension, in a position close to the former protected tree, within the first planting season following the substantial completion of the hereby approved development. Any variation to height, species, planting position or timing, shall first be agreed in writing with the Local Planning Authority.

Reason: To conserve and safeguard the visual amenities of the locality having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan

1:500 Block Plan showing parking spaces received 11/10/2016

Existing Plans Drg No 4/07/16/RG-01

Existing Elevations Drg No 4/07/16/RG-02

Proposed Plans Drg No 4/07/16/RG-03 dated Oct 2016

Proposed Elevations Drg No 4/07/16/RG-04 dated Oct 2016

Reason: - To ensure provision of a satisfactory development.