
Site Address:	143A Stakes Road, Waterloooville, PO7 5PL		
Proposal:	Proposed single storey rear extension.		
Application No:	APP/15/00162	Expiry Date:	07/05/2015
Applicant:	Mr & Mrs N Gardner	Team:	Team 1
Agent:	Mr B Harding	Case Officer:	Heather Lealan
	B H Architecture Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a detached two storey dwelling on a site located on the northern side of Stakes Road. The dwelling is centrally located within its plot and to the eastern boundary of the site runs an access road to a dwelling sited to the rear. To the western boundary of the site runs another access road which leads to Chalice Gardens. The property is well screened to all boundaries with a mix of fencing and mature vegetation and has a detached single storey garage to the front of the dwelling

The area is residential in nature with the land to the east currently being developed as housing. To the eastern boundary are two TPO trees a Sycamore and a Cypress

2 Planning History

02/67692/000

Single storey side extension - permitted

3 Proposal

Planning permission is sought for a rear extension measuring 4.2m in depth, 6.6m in width and 3.7m in height. Planning permission is only required as PD rights have been removed.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No objection raised following submission of revised tree report

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: None

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) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (vi) Impact on Trees

(i) Principle of development

The application site is located within the built up area where the principle of development is acceptable subject to other material planning considerations as detailed below.

(ii) Impact on the character and appearance of the area

The proposal is set away from the streetscene of Stakes Road and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above the development is of an appropriate scale and design and is suitably subservient to the host dwelling and respects the existing built form of the dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on residential amenity

It is considered that the single storey nature of the proposals, existing boundary screening and separation distances between the development and neighbours combine to ensure that the development does not cause unacceptable harm to neighbour amenity, (both existing and those under construction to the east), by reason of overbearing effect, overshadowing, loss of privacy, overlooking and loss of outlook. The development therefore accords with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(vi) Impact on Trees

There are two TPO trees directly adjacent to the eastern boundary of the site. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the AMS & TPP is strictly adhered to the Tree Officer considers that the two trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity and would not cause a detrimental impact to the future health of the TPO trees. It is therefore recommended that planning permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00162 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 to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Arboricultural Report and Associated Appendices received 12 March 2015
Proposed Floor Layouts, Elevations, Roof Layout & Site Section drwg.no 820-2 received 10 February 2015
Existing Floor Layouts, Elevations, Roof Layout, Location Plan & Block Plan drwg.no 820-1 received 10 February 2015

Reason: - To ensure provision of a satisfactory development.
- 4 The development shall be constructed in accordance with the submitted Arboricultural Impact Assessment, Method Statement and Tree Protection Plan received on the 12 March 2015.
Reason: To ensure that the off site TPO trees are adequately protected from damage to health and stability throughout the construction period in the

interests of amenity and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.