
Site Address:	Walnut Tree Cottage, 115 Havant Road, Emsworth, PO10 7LG		
Proposal:	Single storey side and rear extension and front porch.		
Application No:	APP/15/01041	Expiry Date:	11/11/2015
Applicant:	Ms Powell	Team:	Team 1
Agent:	Mr Curnow	Case Officer:	Emma Chisnall
	Thorns-Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Walnut Tree Cottage is a large detached property with red brick walls on the ground floor, white rendered walls on the first floor and a red bricked roof with concrete tiles. There is substantial open space to the sides of the property with a West boundary screened by greenery and mature trees which reach a significant height. The East boundary is approx 1.5m high with the North and South having an equal height of 3m which has been made up with fencing and trees.

The dwelling is on level ground and currently has space for the parking of 2-3 vehicles to the side of the dwelling which is provided by a large concrete space. This alongside a double garage and parking available on the road has ensured the dwelling has plenty of parking. Opposite No 115 is the only neighbour No 113 and both dwellings are similar in style and design and are located directly off the main Emsworth Road.

2 Planning History

APP/14/00483 Single storey side and front extension: Permitted. Confirmation from agent that the current application APP/15/01041 is intended to superseded application APP/14/00483

3 Proposal

Single storey side and rear extension and front porch.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Gas Networks:

No comment made

Chichester Harbour Conservancy:

No objection, subject to matching facing and roofing materials

County Archaeologist:

Thank you for your consultation. The site is located around 25 metres to the North of the projected line of the Chichester to Bitterne Roman Road and around 160 metres to the north west of a known Roman villa site. Overall therefore the area is one of good archaeological potential. However, due to the very small scale of any ground works associated with the proposed development, coupled with the fact that the site has been previously disturbed by modern development, it is unlikely that any meaningful archaeological features would be exposed. As a result of this I would not wish to raise any archaeological issues in this instance.

Hampshire Biodiversity Information Centre:

Within 50 metres of this location is a protected and notable species of Clustered Clover. It is not considered that the development at No 115 would be likely to affect this area.

Arbicultorist Comment:

Due to insufficient information provided at the time of application a condition will be included within the report to request a full Tree Protection Plan prior to commencement of any building work.

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: 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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(iii) Impact on the trees

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. No 115 is proposing to extend to the side (North) and rear of the dwelling to create a larger kitchen and family space with a utility and wet room. The extension will stretch to the rear of the dwelling where the boundary is shared between the amenity space of No 115 and a tree/ woodland area. The extension itself in planning terms is acceptable.

(ii) Impact upon the character of the area

Within Havant Road there are two properties one of which is No 115. The extension will be to the North and West elevation of the dwelling so from the main road it would not be able to be readily seen. The dwelling is also surrounded by adequate screening so that the extension should not be intrusive and as the proposal will be using matching materials to the original dwelling this is considered acceptable.

(iii) Impact upon residential amenity

The boundary which runs along the front elevation of the dwelling and currently allows access for cars onto the land is made up of open fencing which means the extension would be viewable from the neighbouring property at No 117. However as the extension is single storey and there is an adequate distance from the neighbouring property at No 117 the extension should not cause any loss of amenity through shadowing, over looking or loss of light.

(iii) Impact on the trees

Due to the proximity of the extension to the West boundary which is made up of a mixtures of trees, hedges, bushes and greenery there is concern over the potential for the extension having a negative impact on the present trees. This is also applicable to the North elevation where the extension could possibly impact on other trees within the garden amenity space. Insufficient information has been provided in regards to the protection of the trees and roots and therefore it is recommended that a condition seeking a Tree Protection Plan to be provided prior to any building work taking place at the site.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01041

(A) Subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The external materials used shall match 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.
- 3 The development hereby permitted shall not commence unless and until a full Tree Protection Plan including any required mitigation methods is submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out fully in accordance with the approved plan.
Reason: To ensure that the development does not cause harm to existing trees in the interests of the character and visual amenities of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be a mutually exclusive alternative to the development granted planning permission under planning permission ref: APP/14/00483 and shall not be carried out in combination with that consent.
Reason: To accord with the terms of this application and to ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Licence No. 01904597
Existing and Proposed Ground Floor Plan with Rear and Side Extension Elevations: Drawing Number 8155:15
Block Plan to Include Porch: Revised and Received 20/10/15
Reason: - To ensure provision of a satisfactory development.