
Site Address:	Woodlands Cottage, Eastleigh Road, Havant, PO9 2NY		
Proposal:	Demolish existing outbuildings and erect two-storey rear extension. Demolish existing garage and erect carport.		
Application No:	APP/15/00292	Expiry Date:	06/05/2015
Applicant:	Mr & Mrs Carter	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey asymmetric semi- detached dwelling fronting Eastleigh Road. The dwellings have a pitched slate roof with white painted brick and flint walls. Whilst the pair of semis are set within a generous plot, the land allocation for Woodlands Cottage and neighbouring dwelling the White House is not evenly divided. Much of the land surrounding the semis is within the ownership of the White House, with Woodlands Cottage having a rear garden approximately 8m in depth, with additional land to the side.

Woodlands Cottage has been extended over the years with both two storey and single storey additions to the rear and side. In addition the site benefits from vehicular access from Eastleigh Road, with a detached garage and hardstanding to the side.

The dwelling is located within an attractive rural setting with significant landscaping within and around the site boundaries.

2 Planning History

03/69097/000 - Two storey side extension (to north gable); single storey rear extension (to east elevation). Approved - 05/02/2004

3 Proposal

Planning permission is sought to demolish the existing detached garage and erect a new double bay carport with store; 8.4m in width, 5.5m in depth and 4.4m in height. The proposal would include a new entrance gate 1.4m in height with two brick piers 1.9m in height. There would also be a revised site layout, with extended lawn area over the existing hardstanding on-site.

The proposal would also include a two storey rear extension 4.9m in depth, 8.3m in width and 5.8m in height (that of the existing dwelling). The new addition would replace much of the single storey ad-hoc additions. There would be a new entrance with canopy area top the north elevation, facing the parking area.

4 Policy Considerations

National Planning Policy Framework

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection
Arboriculturalist - No objection

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 neighbour amenity
- (iv) Impact on trees
- (v) Highway safety

- (i) Principle of development

The site is located outside of the settlement boundary where there is a presumption against inappropriate development. However, household development within the curtilage of a dwellinghouse, subject to scale and design is considered to be acceptable in principal subject to other material planning considerations, as detailed below.

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

The planning proposal seeks to extend the existing dwelling to the rear at a two storey level. The proposed addition would replace much of the ad-hoc additions that detract from the overall character and appearance of the dwelling.

It is considered that whilst the extension would be a large addition to the dwelling its design and relationship with the host dwelling would be appropriate. Overall the proposed works and revised north elevation improve the quality and appearance of the dwelling to the benefit of the wider area.

The new carport would in part be visible from Eastleigh Road, however this would be in keeping with the general built form and pattern of development within the immediate area, with neighbouring development hard up to Eastleigh Road.

It is again considered that the removal of the existing flat roofed brick garage and replacement with a carport with revised landscaping would offer an improvement to the site and its wider setting. It is therefore considered that this element of the proposal offers an enhancement too.

The new entrance gate and piers would be set in some 5m from the highway meaning that their visual presence would be somewhat limited and largely screened by the existing hedging to the front, which would be retained.

It is therefore considered that the proposed development would enhance the character and appearance of the dwelling and the site as a whole and as such would accord with the principles of policy CS16 of the Havant Borough Core Strategy 2011 and those of the NPPF.

(iii) Impact on neighbour amenity

The nearest neighbours are Home Barn Farm, 35m to the north and the adjoining semi, The White House.

Having regard to the built relationship between the proposal and neighbouring dwellings, existing boundary screening and separation distances it is not considered that the development would result in unacceptable harm to neighbour amenity; particularly in relation to overbearing effect, overshadowing, loss of light, overlooking and loss of privacy.

The development would therefore accord with the principles of CS16 of the Havant Borough Core Strategy 2011.

(iv) Impact on trees

The proposed carport and new landscaping will result in the loss of two trees and one group. T3 - Lawsons Cypress (grade C), T4 - Bay (grade B/C) and Grp 2 - Laurels and Cypress (grade C).

The Council's arboricultural officer has considered the proposal in relation to the impact on trees and stated:

"The supporting arboricultural evidence is comprehensive and outlined in the following points:

Minimal tree removal is required to facilitate development, the trees proposed for removal are all of low value – Laurel and Conifer.

I would like to see replacement planting proposed as part of a Landscape Master Plan to enhance this site and adequately mitigate the loss of any current trees from this site.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and the site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. (The AIA must form part of the conditions should approval be given for this project)"

Having regard to the information provided by the applicant in the accompanying Arboricultural Assessment prepared by Bernie Harverson M.Arb and the advice from the Council's arboriculturist it is concluded that the development would not materially harm the landscape setting of the site. The works are necessary to allow the development to proceed and can be mitigated by additional tree planting. Subject to appropriate landscape and tree protection conditions the development would accord with the objectives of Policy DM8 of the Havant Borough Core Strategy 2011.

(v) Highway safety

The development would utilise the existing access arrangements for the site and would not result in unacceptable increase in vehicular movements.

The proposed access gate would be set in by approximately 5m allowing for a vehicle to pull off of the highway prior to the opening of the gate.

It is therefore considered that the development would not result in matters prejudicial to highway safety with sufficient on-site parking and turning provided so as to allow vehicles to enter and leave in a forward gear. The Council's highway engineer has raised no objection to the development.

8 Conclusion

The development by reason of its scale, design and relationship with neighbours is considered to be acceptable. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00292

(A)

(B) 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 Impact Assessment & Method Statement document and accompanying Tree Survey & Root Constraints Plan, prepared by Bernie Harverson M.Arb.

Drawing No. 201

Drawing No. 202

Drawing No. 1459-403 Rev.B

Drawing No. 1459-302 Rev.B

Drawing No. 1459-303 Rev.0

Drawing No. 1459-204 Rev.A

Drawing No. 1459-307 Rev.A

Reason: - To ensure provision of a satisfactory development.

- 4 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include replacement tree planting and specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to

be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development, hereby approved, shall be built in accordance with the detailed information and guidance contained within the submitted Arboricultural Impact Assessment & Method Statement document and accompanying Tree Survey & Root Constraints Plan, prepared by Bernie Harverson M.Arb.

Reason: To ensure that the development is constructed without resulting in harm to trees to be retained on-site and to accord with policy DM8 of the Havant Borough Local Plan 2011.