
Site Address:	13 Frogmore Lane, Waterloooville, PO8 9QN		
Proposal:	Erection of single storey side and rear extensions, erection of two storey side and front extension following removal of existing garage; with associated internal alterations.		
Application No:	APP/14/00942	Expiry Date:	11/11/2014
Applicant:	Mr & Mrs Smith	Team:	Team 2
Agent:	Mr Barlow	Case Officer:	Tina Pickup
	The Steven Barlow Partnership		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two-storey detached dwelling set back from the highway on Frogmore Lane. It has an unusually large rear garden which drops in level at the rear. The front section of the rear garden is enclosed by a 1.8m high fence. There are two dropped kerbs serving the site and an area of hard standing at the front providing adequate on site parking for more than three vehicles. The dwelling sits between two small bungalows - No 11 to the south is approximately aligned with the front facade of the application site - but No 15 to the north sits further forward than No 13. There is currently a flat roofed garage that sits to the side of the house, set back in the rear half of the side elevation - this is close to the shared boundary and has a height of 2.5m. There is a Woodland TPO on the site - a large tree is located at the front adjacent the roadside, and a smaller second one is closer to the house within the front garden area, with several others to the rear in the 'dell'.

2 Planning History

APP/14/00573 - Erection of single storey front, side and rear extensions, two storey side and rear extension following removal of existing garage - Refused 01/08/14 - length, size, height & proximity to boundary would result in excessive building bulk adj No 15 and detrimental to outlook & amenities of No 15

3 Proposal

Erection of single storey side and rear extension, two storey side and front extension following removal of existing garage; and associated internal alterations.

This is a revised scheme in an attempt to overcome the previous reasons for refusal. The two storey element of the proposal, which remains on the north side, has been brought forward such that it is now located at the front half of the dwelling with a width of 3m extending to 4m where it projects forward of the front facade by 2.5m. This aligns it more closely with the side elevation of the bungalow No 15 rather than being adjacent the rear garden. This two storey front/side extension has a pitched gable frontage, with ridge height of 6m which is 1m lower than the main house ridge. A single storey side and rear extension then continues along the northern boundary with a width of 3m and 4m. This extends out beyond the rear elevation of the existing house by 3.5m with a further stepped back projection totalling 6m. The middle part of this side extension would have a flat roof 2.5m high and the rear element a hipped

pitched roof having maximum ridge height of 3.8m

Further amended plans were submitted on 17/10/14 reducing the two storey element by providing a staggered corner. The ensuite bathroom has been pulled forward by 1m although the corridor remains as alternative access is not possible due to a boiler.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations), adopted July 2014

AL1 - Presumption in Favour of Sustainable Development

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - The supporting arboricultural evidence is adequate and outlined in the following points:

The tree proposed for removal is of low value and grading and could have been removed for sound arboricultural reasons regardless of any redevelopment proposals. (I am not sure it forms part of the TPO W1)

From a review of the Landscape Plan it can be seen that a good level of shrub planting is proposed and there is a replacement shown for the lost tree.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a pre development exercise/meeting is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme in arboricultural terms.

Please condition as per submitted AIA.

Development Engineer - no adverse comments

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: 14

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received. None. Note: I visited neighbour at No 15 on 16/10/14 and ran through plans.

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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Effect on TPO trees

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design and impact on the streetscene _

7.3 The design of the various extensions would feature pitched roofs and overall would tie in well to the main dwelling and form a fairly cohesive development. The two storey element sits further forward than the existing front facade but includes a lower subservient gable to reflect that of the main house - it will not dominate but should add to the visual appearance of the front elevation in street scene terms. The driveway width on the southern side of the building and the difference of height (the extension being lower than the main roof) retain a reasonable degree of spaciousness, along with the space on the north side of the boundary, with no.15. Also matching materials would be used. The impact on the streetscene would not be harmful as firstly, the visual design is considered to be acceptable and secondly, the streetscene varies considerably in terms of style of housing and as such, it would not appear incongruous.

(iii) Effect on the neighbouring properties _

7.4 As the extensions would be located on the north /side elevation, any impact would be on No.15 Frogmore Lane. The revisions to the plans have substantially reduced the mass and bulk close to the shared boundary. The two storey element has been brought forward such that it now extends behind the rear corner of No 15 by just 3m with a separation of between 2.7m and 3.2m from the bungalow. The side elevation of the bungalow has no windows - on balance the overbearing/overshadowing effect of this two storey element on the amenity of the occupiers of No 15 is considered acceptable. It should be conditioned that no side windows are installed in the side elevation which would overlook No 15.

7.5 The single storey element runs alongside the shared rear boundary fence, with a separation distance of 0.3m (closest) to 1.2m (furthest) as the extension tapers away. The first part of the single storey element which sits centrally along the side boundary

has a flat roof 2.4m high; the rear element that sits close to the boundary has a fully hipped roof with shallow 25 degree pitched sloping roof such that the eaves are 2.4m high and the ridge is 3.8m high. The rear part with the pitched roof sits approximately where the existing garage is, but extends 1.7m further back. The eaves has been kept to 2.4m, which considering the existing garage has a height of 2.5m would mean that there is little additional impact.

- 7.6 The agent has also indicated on the plans an alternative layout that could be implemented under permitted development rights. The key area close to the shared boundary with No 15 could have a height of 4m and where within 2m of the boundary up to 3m eaves height. The proposed eaves is lower and stepped back from the boundary further than what could be implemented under permitted development, and as such would have a lesser impact on the neighbour.
- 7.7 On balance it is considered that the revised scheme has adequately taken into account the impact on the amenities of No 15 and now represents an acceptable design solution. The previous overbearing effect and loss of outlook to No 15 has satisfactorily been overcome and no harm would result to the amenities of the neighbour. As such the proposal is considered to now comply with policy CS16.

(iv) Effect on TPO trees

- 7.8 The site has a Woodland Tree Preservation Order and as such all trees on the site are automatically covered. A tree survey, arboricultural impact assessment and tree method statement were submitted on 4/11/14. These indicate that the tree to be removed from the front of the site is an Ornate Cherry having a category U i.e. in poor condition. The proposed extensions necessitate its removal, but because it is not a high quality specimen this is considered acceptable, subject to a replacement being planted. The plans do show a new tree (an Amelanchier lamarckii - Snowy mespilus) to be planted a couple of metres to the south-west, still in the front garden area. This would adequately mitigate for the loss of the ornate cherry.
- 7.9 There is also a large Sycamore tree in the front garden, close to the back edge of the highway adjacent the northerly drive. This is a specimen B tree and needs to be adequately protected during construction. The trees to the rear in the 'dell' are some distance from the rear extension and will not be affected by the proposal - nevertheless a temporary protective fencing should be erected during construction to prevent accidental damage and builders equipment being stored beneath etc.
- 7.10 There is no Arboricultural objection to the proposal provided suitable conditions are imposed ensuring the replacement tree is planted and protective fencing erected.

8 Conclusion

The revised application is considered to be acceptable, satisfactorily overcoming the previous concerns and now complying with policy CS16. The proposal is therefore recommended for conditional permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00942, 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the north side elevation, including any part of the roofslopes of the northern elevation, without the prior written approval of the Local Planning Authority.
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 The reconfigured window at 1st floor level in the north elevation of the dwelling serving the hall/landing 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 the adjacent dwelling at No 15 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The tree to be felled shall be replaced by 1No. Amelanchier Lamarckii to be planted as shown on the approved Tree Survey Plan drawing No. 0288-14 at a height of at least 1.5 metres when such replacement planting is carried out, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To conserve and safeguard the visual amenities of the locality in accordance with policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The tree felling for which consent is hereby granted and the replacement planting specified in condition 5 above shall be completed no later than the first planting season following the substantial completion of the hereby approved development, or within a year of the felling of the ornate cherry.
Reason: To conserve and safeguard the visual amenities of the locality in accordance with policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along the line shown on the approved Tree

Survey Plan drawing No. 0288-14. Such fencing shall conform to the following specification in accordance with BS5837 2012.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Block and Location Plans Drawing No. D.0434.004 rev 04
Existing Ground and First Floor Plans Drawing No. D.0434.001 rev 01
Proposed Elevations Drawing No. D.0434.003 rev 05
Proposed Ground and First Floor Plans Drawing No. D.0434.002 rev 05
Tree Survey, Arboricultural Impact Assessment and Tree Method Statement prepared by N.J.Trowell dated 30/10/14

Reason: - To ensure provision of a satisfactory development.