
Site Address:	12 Hartwood Gardens, Waterloooville, PO8 8RA		
Proposal:	Replace existing conservatory with a single storey rear extension with a new conservatory.		
Application No:	APP/14/00087	Expiry Date:	25/03/2014
Applicant:	Mr Wheeler	Team:	Team 2
Agent:	Mr Jay	Case Officer:	Tina Pickup
	The Planning Service		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Number 12 Hartwood Gardens is a detached dwelling located at the end of a cul-de-sac off a private drive shared with nos. 11 opposite. The application site is orientated north - south which is at 90 degrees to nos 13 - 15 whose rear gardens abut the site. The siting of the dwelling is such that its side elevation is just 1.1m from the western boundary. A detached double garage is located to the east of the dwelling and the drive extends in front of the house and sweeps round the far side of the property. The dwelling is constructed with buff brick and brown windows and doors. The dwelling has an existing lean-to style conservatory across approximately half the rear elevation which extends out 3.45m. The height of this conservatory is between 2.3m and 2.7m. The windows within the western elevation of the conservatory are currently obscure glazed. The site is relatively level.

There are several significant trees in the vicinity - at the head of the cul-de-sac to the east of the application site is a 'wooded' area - these are TPO'd trees within the curtilage of nos 58 Hart Plain Avenue. There is also a TPO'd oak tree on the western boundary of the site within 5m of the existing conservatory which has clearly been pruned back heavily. The rear garden has 5' close boarded fencing together with shrubs on the western boundary. A paved patio area extends in front of the existing conservatory, to approximately the line of the rear of the detached double garage which also coincides with the approximate position of the oak tree.

2 Planning History

None at application site but see also current app 14/00153 for single storey front extension

Nos 14 Hartwood Gardens has a history of several applications to Crown reduce the oak tree subject to TPO 135.

3 Proposal

The proposal involves the demolition of the existing conservatory and its replacement with a single storey extension and new conservatory. The proposed extension would align with the western elevation of the house and extend 2.7m. The proposed conservatory would then be recessed in slightly and extend out a further 3.3m making the total projection 6m. The extension includes a shallow pitched roof having a ridge height of 3.5m. This would be tiled, with a small rooflight in each of the roof planes. A high level window is proposed in the western elevation and a full size window in the eastern. The proposed conservatory would also have a hipped and pitched roof,

having a height of 3.2m, which would be fully glazed. The elevations would include a base brick course of 0.7m high with glazing above and doors in the rear elevation.

An arboricultural impact assessment and method statement has been submitted with the application as the proposed extensions fall within the root protection area of the adjacent TPO'd oak tree.

4 Policy Considerations

National Policies
NPPF

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 - supporting arboricultural evidence is comprehensive & provide method statement is strictly adhered to, inclusive of site monitoring then tree can continue to grow - conditions recommended

Building Control, (Fire Access Consultation) No Comment

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No Objection to the rear extension and conservatory but concern for the TPO'd oak tree. Note the Arboricultural Method Statement gives detailed instructions to be followed before and during construction, and requires a project Arboriculturist to be present at times, but ask who will be ensuring method Statement is adhered to on a day to day basis? is there an impartial body checking?

Comment: Tree Officer recommended conditions including arboricultural supervision by the applicants Arb Consultant.

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 TPO'd Tree
- (iii) Effect on Residential Amenity

(i) Principle of development

7.2 The site is located within a defined urban area where development is considered to be acceptable in principle subject to other development control considerations. The proposal is located to the rear of the building and will not be readily visible from the public realm.

(ii) Impact on TPO'd Tree

7.3 The area beneath the TPO'd oak tree is currently already compromised by the presence of the paved patio area. At some point this area within the root protection area has been levelled and paved with patio slabs. The proposal is similarly within the root protection area and therefore the submitted arboricultural impact assessment and method statement proposes a no-dig approach with raised slab floor on suspended pile foundations. Provided these requirements are conditioned, then there is no objection from the Tree Officer.

(iii) Effect on Residential Amenity

7.4 The proposed extension is single storey only with the lounge element having a pitched roof such that the eaves are only 2.2m high and would be 1.1m from the western boundary. A 1.8m high fence provides the boundary treatment at this point between the rear garden of nos. 13 Hartwood Gardens. Given that the roof of the existing conservatory is of a different design: lean to, being marginally higher than the eaves now proposed, it is considered that the proposed extension would be unlikely to cause any additional overbearing or loss of outlook effect to the occupiers of nos. 13. Currently the windows in the western elevation of the existing conservatory are obscure glazed. Although a high level window is now proposed in the western elevation of the extension, this would still be visible above the fence. To protect the occupiers of nos 13 from the perception of being overlooked, it is recommended that this window also be obscure glazed, (discussed with applicant on site about this, and she agreed).

8 Conclusion

Overall the design of the proposed extension is considered appropriate and sufficiently subservient. With sufficient conditions to protect the tree, then the proposal is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00087 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 windows in the west elevation of the extension hereby approved 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 The development hereby permitted shall not be carried out otherwise than in full accordance with the submitted Arboricultural Impact Assessment and Method Statement dated 21.01.2014. This shall include a no-dig approach and use of raised slab floor suspended on piles. During construction works Arboricultural supervision shall be provided on site by ACD or another suitably qualified Arborist to first be approved by the Local Planning Authority.

Reason: To ensure works protect the long term health of the adjacent tree and having due regard to policy DM8 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:

Project Number 120, Drawing Nos. E001, E002, E003, E004, E005, E006, P001, P002, P003, P004, P005, P006, P007, P008, P009, P010, P011 and P012 and Arboricultural Impact Assessment and Method Statement by ACD dated 21.01.2014

Reason: - To ensure provision of a satisfactory development.