
Site Address: Willowbrook, Bidbury Lane, Havant, PO9 3JG
Proposal: Extension to provide a hydrotherapy pool room to rear elevation; ramp and level access area to lobby, new patio and balustrade to side elevation.
Application No: APP/13/01041 Expiry Date: 23/12/2013
Applicant: Mr K Willis Team: Team 1
Agent: Mr A Rogers Case Officer: Heather Lealan
 ARA Architects
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is situated on the northern side of Bidbury Lane and is within the defined urban boundary and Old Bedhampton Conservation Area.

The property within the site is a good sized single storey dwelling with existing parking provision within a garage and tarmac driveway. The property is well screened from the streetscene and there are a number of mature trees which surround the site.

2 Planning History

There are a couple of applications in the early 1990's and some applications for works to trees. However these do not have direct relevance to the current proposal.

3 Proposal

Extension to provide a hydrotherapy pool room to rear elevation; ramp and level access area to lobby, new patio and balustrade to side elevation.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

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 Council Borough Design Guide Supplementary Planning Document
December 2011

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

5 Statutory and Non Statutory Consultations

Tree Officer - The only tree removal required to facilitate this project is T1 - a low quality Fig tree offering no public amenity. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the MS & TPP report is strictly adhered to the trees will survive the development unscathed and to continue to grow on safely and healthily in the future. Therefore I have no objections to this scheme in arboricultural terms.

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: 9

Number of site notices: One

Statutory advertisement: Yes

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) Effect on visual amenities of the streetscene and conservation area
- (iii) Effect on adjacent residential dwellings
- (iv) Impact of Trees

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on visual amenities of the streetscene and conservation area

7.3 This scheme proposes to construct a hydrotherapy room to the rear of the house, a patio area to surround the house and a ramped entrance to the front door. The dwelling is well screened from the street and the proposed extension is in keeping with the existing dwelling house. The patio area, whilst extensive, surrounds only the existing dwelling within the site and there is a good degree of grass which further surrounds, providing on site drainage.

7.4 The proposed rear extension and hardstanding are not considered to be harmful to character and appearance of the area and as such the development would accord with the requirements of Core Strategy policies CS11 and CS16.

(iii) Effect on adjacent residential dwellings

- 7.5 This application proposes a single storey rear extension to a depth exceeding the detached dwelling's permitted development/prior approval allowance. However, the dwelling is located centrally within its plot and sufficient distance from all surrounding residential dwellings so as not to create any negative impact to the amenities of occupiers of these dwellings.
- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Impact of Trees

- 7.7 It is not considered that the scheme will have a negative impact on the trees within and surrounding the site so long as the methodology prescribed in the submitted Method Statement and Tree Protection Plan is conditioned. Therefore, the scheme would be in accordance with the requirements of Havant Borough Core Strategy Policy DM8.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01041 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 No development including site clearance shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected in accordance with the Method Statement and Tree Protection Plan submitted on the 5 December 2013. The protective fencing shall conform to the following specification in accordance with BS5837 2005.

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. Thereafter, the methodology as prescribed in the Method statement and Tree Protection Plan shall be strictly adhered to at all times during construction.

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 DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan & Block Plan Drwg.no ARa /1071 / 01 received 21 October 2013

Existing Plans and Elevations Drwg.no ARa /1071 /11 & 12 received 21 October 2013

Proposed Plans and Elevations Drwg.no ARa /1071 /13, 14 & 15 received 21 October 2013

Design & Access Statement. received 21 October 2013

Method Statement and Tree Protection Plan prepared by Alderwood Consulting Ltd received 5 December 2013

Reason: - To ensure provision of a satisfactory development.