
Site Address: The Leopard Public House, 31 London Road, Purbrook,
Waterlooville, PO7 5LG
Proposal: Construction of single storey side and rear extensions.
Application No: APP/13/01045 Expiry Date: 20/12/2013
Applicant: Goodwill Homes Ltd Team: Team 1
Agent: Mr Holmes Case Officer: Jenna Shore
 Tanner & Tilley Planning Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey detached public house which is currently vacant. To the north and west is a group TPO, within this is a large Horse Chestnut which is located in close proximity to the western boundary and overhangs the boundary. To the west is a single storey section. To the south is an outbuilding. The level at the site decreases from west to east and from north to south.
- 1.2 To the east is a car parking area and beyond this the highway. To the west is a three storey block of flats (with the large Horse Chestnut located between). Due to the change in level the flats are sited at a higher elevation, where it is possible to look down over the rear garden section of the application site. A 1.5m fence forms the boundary. To the south is a two storey building with a single storey section that forms the shared boundary with the pub.

2 Planning History

07/55322/001

Smoking Shelter to the north elevation.
Permitted. 13/11/2007

3 Proposal

- 3.1 The application proposes to erect a single storey extension to the north and south of the existing single storey section connecting the outbuildings to the south to the main building. The proposal is 2m in length from the rear wall and 3.1m in height.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Southern Water

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Southern Water's current sewerage records do not show any public sewers to be crossing the above site. However, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Arboriculturalist

In respect of the above application I have the following comments:

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to the Horse Chestnut tree 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.

Regeneration & Development

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: 23

Number of site notices: 1

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) Effect on neighbours
- (iii) Effect on the character of the existing building and the streetscene
- (iv) Effect on trees

(i) Principle of development

- 7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

- 7.3 To the west is a three storey block of flats sited at a higher elevation to that of the application site. As a result the flats look down over the roof of the proposed single storey extension. The modest size of the single storey extension combined with the change in level limits the extent to which the proposal may appear overbearing or visually intrusive. A window is located to the side of the flats facing the application site, but this is again at a higher elevation. Loss of light is therefore unlikely in this location.

- 7.4 To the south the proposal is well screened by the existing outbuildings. It is unlikely that the proposal will be visible from this location. The proposal is therefore unlikely to result in an adverse impact to the neighbouring property.

(iii) Effect on the character of the existing building and the streetscene

- 7.5 The proposal is located to the rear of the pub not clearly seen from the streetscene of London Road. The proposal is visible from Purbrook Gardens. It is likely that the proposal may improve the appearance of the rear elevation by forming a linear line of development. The lower level and the use of a flat roof limits the extent to which much of the proposal is seen and therefore reduces possible adverse impact. The proposal is also partially screened by the mature Horse Chestnut.

(iv) Effect on trees

- 7.6 The Arboricultural Officer has not highlighted a cause for concern in regards to the TPO Horse Chestnut to the west. A condition can be added to ensure that the tree is protected as indicated within the Method Statement prior to the start of the build and during construction.

8 Conclusion

- 8.1 The proposed single storey extension due to the siting and scale is unlikely to result in an unneighbouring or visually intrusive form of development. The level and screening also limits the extent to which the proposal may impact the character of the streetscene within Purbrook Gardens. The proposal is therefore acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01045 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 have been protected by fencing as indicated within the Method Statement submitted 12th December 2013. Such fencing shall conform to the following specification in accordance with BS5837 2005. This is to be inspected by the Local Planning Authority's Arboricultural Officer prior to any development, site clearance or excavation works taking place.

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 which form part of the Local Development Framework.

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

Location plan received by the Council 25th October 2013

Block plan received by the Council 25th October 2013

Existing elevations drawing number 02 revision A received by the Council 25th October 2013

Proposed elevations drawing number 04 revision A received by the Council 25th October 2013

Existing floor plan drawing number 01 revision A received by the Council 25th October 2013

Proposed floor plan drawing number 03 revision A received by the Council 25th October 2013

Arboricultural Implication Assessment and Method Statement received by the Council 12th December 2013

Reason: - To ensure provision of a satisfactory development.

