

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The AIA is comprehensive, and I am confident that it is fit for purpose in relation to protecting the trees and addressing the constraints they present.

The high-quality trees are scheduled for retention with only a limited amount of facilitation pruning which I consider to be acceptable, there is some loss of lower grade trees, however these trees could be removed based on their poor condition regardless of any development plans on site.

If permission is given, then it must be in strict adherence to the AMS - specific reference to sections 6.6 and 6.7 and compliant with the supplied TPP, there must also be a condition for arboricultural supervision from the Arb Consultant as outlined in the report.

If the AMS and TPP are conditioned and adhered to then I raise no objection.

Chichester Harbour Conservancy

Comments awaited

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The public surface water sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external

edge of the public sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public sewers.
 - All existing infrastructure should be protected during the course of construction works.
- Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers"

(southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/connection-charging-arrangements In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Officer comment: *The plan supplied with the consultation response shows all sewers in the vicinity lying outside of the application site. Coupled with the fact that this application proposes only first floor additions, no adverse impacts to existing sewers are considered likely to occur.*

Property Services Manager

No comments received

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: 1

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) Appropriateness of design and impact on the character of the area
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Trees
- (vi) Ecology
- (vii) Parking

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development should only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17 of the Havant Borough Local Plan (Core Strategy). Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes modest extensions to existing buildings, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises renovations including first floor side extensions on either side of the building to both no 1 and no 2. The extensions would be sited above the existing single storey side extensions and would have pitched roofs, with a catslide roof slope design towards the principal elevation. The roof ridge lines would have a maximum height of approximately 6.5 metres, set below that of the main roof and the total depth would span that of the existing dwelling, with the cat slide roof projecting slightly forward of the front elevation to create an overhanging porch roof supported by posts. The width would follow that of the existing ground floor. This space would allow for internal reconfigurations, creating space for a relocated stairwell and a bathroom at first floor level. The internal layout would be mirrored on both properties as would the building line and design of the extensions. Proposed materials include masonry with a cream render finish and slate roof tile. The proposal also includes the removal of existing concrete surfaces to the rear and other minor alterations to landscaping.

7.4 The proposal also includes alterations to fenestration which comprises windows to each side elevation of the extensions which would serve the stairwell, following the removal of the existing ground floor bathroom windows. First floor windows are also proposed to the rear elevation which would serve the rear bathrooms at each property. Doors would be in painted timber and windows in white upvc.

7.5 The proposed first floor side extensions would not add any additional footprint to the host dwellings over and above that already existing, and would appear modest in scale within the context of the host dwellings. The design is deemed to be subservient in

appearance to the existing properties, with proposed materials also in keeping with those existing. The Havant Borough Design Guide SPD offers guidance on features which allow for high quality design. It states that:

"5.35 In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building."

- 7.6 In this instance, this proposal is judged to meet the above criteria - although the cat-slide roof slopes would be a new design characteristic of the properties, this is not deemed to be harmful. In addition, the ridge lines would be set below that of the main roofs, retaining a subservient aesthetic. The proposals are not judged to cause harm to the character of the area - taking note of the site setting in a semi-rural location, the extensions as proposed are not judged to be out of keeping for a property in this siting. The site location and boundary screening would also mean the extensions, particularly for no 1, are not prominent from the public realm.
- 7.7 Overall the design and appearance of the proposal is deemed appropriate in context to the host buildings and their setting and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on the AONB

- 7.8 This application site is located towards the northern boundary of the Chichester Harbour AONB. The remainder of the AONB stretches towards the south and east. Policy CS12 of the Core Strategy '*Chichester Harbour Area of Outstanding Natural Beauty (AONB)*' states that development will be permitted where it '*Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan)*'.
- 7.9 The Chichester Harbour AONB Joint SPD has been adopted by Havant Borough Council and this proposal is considered to fit with the SPD criteria as the design is deemed subservient in scale and proportion to the main dwellings. The SPD also states that render can be acceptable if appropriately coloured and in this case the cream render as proposed would reflect that of the existing property. When considered within the wider landscape of the AONB the extensions are not considered to appear visually harmful.

(iv) Effect on neighbouring properties

- 7.10 The closest properties to the application site are nos 3 and 4 Church Lane which are located approximately 20 metres from the site boundary. An additional window would be located at 1.5 storeys facing in the direction of these properties, however this would serve the stairwell and therefore would not offer sustained views. In addition the separation distance meets the minimum distance (back to back relationships) of 20 metres as specified in the Havant Borough Design Guide and the relationship between the properties, with the window offering views towards the front gardens of nos 3 and 4 is not considered to be harmful. The proposal is not considered to give rise to any overshadowing or overbearing character in terms of impact on surrounding properties.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that at the time of drafting this report, no letters of objection have been received with respect to the scheme.

(v) Trees

7.12 Whilst there are no TPO trees on site, there are several mature trees within the site, including an oak and beech tree to the south east and an apple tree towards the north of the site. Towards the west are trees mixed amongst hedgerow, including elm trees which would be felled, as would the apple tree to the north. The Council's Arboricultural Officer has been consulted in this regard and has stated the following:

"The AIA is comprehensive, and I am confident that it is fit for purpose in relation to protecting the trees and addressing the constraints they present. The high-quality trees are scheduled for retention with only a limited amount of facilitation pruning which I consider to be acceptable, there is some loss of lower grade trees, however these trees could be removed based on their poor condition regardless of any development plans on site.

If permission is given, then it must be in strict adherence to the AMS - specific reference to sections 6.6 and 6.7 and compliant with the supplied TPP, there must also be a condition for arboricultural supervision from the Arb Consultant as outlined in the report.

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7.13 The conditions requested are incorporated within the officer recommendation, and on this basis it is considered that the development would not adversely affect existing trees of significance and would meet the requirements of Policy DM8 of the HBLP (Core Strategy).

(vi) Ecology

7.14 To the south of the site is a low use site for Brent Geese and Waders, however this is not immediately adjacent to the site, with Church Lane separating it from the application site. The Council's Ecologist has noted the separation of the sites and has advised that the proposal is unlikely to have any harmful impact.

(vii) Parking

7.15 There are two car parking spaces allocated per dwelling as well as cycle storage. As no additional bedrooms would be provided as part of the proposed development, no additional parking allocation is required on site.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, the AONB and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00063 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

28098-PD100 Location plan
28098-PD102 Proposed site plan
28098-PD103 Existing and proposed block plans
28098-PD120 Proposed floor plans and elevations
Arboricultural Method Statement 1167.bjh.Feb21 uploaded on the 23.02.2021
Tree Constraints Plan BJH 01/02 uploaded on the 23.02.2021
Tree Protection Plan BJH 03/04 uploaded on the 23.02.2021

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 4 The proposed development shall be constructed and completed in full adherence to the Arboricultural Method Statement & Tree Protection Plan Bernie Harverson Ref: 1167.bjh.Feb21. Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.
Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 There shall be arboricultural supervision on site from an arboricultural expert during any works taking place which may impact any tree RPA in line with the specifications outlined in the Method Statement plan (Bernie Harverson Ref: 1167.bjh.Feb21) .
Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices:

- (A) Location Plan
- (B) Existing and Proposed Block Plan

- (C) Site Plan with Root Protection Zone
- (D) Proposed Floor Plans and Elevations
- (E) Photograph of front elevation
- (F) Photograph of side elevation