

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Councillor Simon Hagan

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: 10

Number of site notices: Not applicable.

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) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is

considered acceptable in principle subject to development management criteria.

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

- 7.3 The proposed works consist of the demolition of the existing detached garage on the south side of the application site and the rear conservatory followed by the construction of single storey side and rear extensions to form a wraparound design. The proposed rear extension would comprise the new dining/ kitchen area while the side extension would accommodate a new office and part of the new dining family area. The combined extension would feature a flat roof with an eaves height of approximately 3.15 metres, which is lower than the existing structure. The extension would protrude from the rear elevation by approximately 5.5 metres and from the main southern elevation by approximately 3.517 metres. The proposed extension would have an L-shape form measuring approximately 11.915 metres in length and a width of approximately 11.578 metre allowing for a passage of approximately 1.205 metres between the new building and the south boundary fence leading from front to rear garden. The front wall would be constructed in matching bricks, while the side and rear walls would be rendered. Although the proposed extension would result in an increase to the footprint of the house, considering the overall height and flat roof design along the wraparound form of the extension, it is deemed that this design would lead to a subservient appearance in relation to the main dwellinghouse. It is considered that the proposed works would not result in an adverse impact to the character of the dwellinghouse.
- 7.4 The proposal also includes the construction of a new decking area with glazed balustrade and stairs leading to the rear garden lower area. The decking would extend along the new rear elevation protruding by approximately 3.265 metres and partially 1.5 metres further to the rear to allow for the stairs closer to the northern boundary. These works are considered appropriate in terms of design and form and would not result in a harmful impact to the character of the dwellinghouse.
- 7.5 The proposed works would be located mainly at the rear except the new front elevation of the side extension. However, with consideration of the set back position of the dwelling, the boundary treatment comprising tall hedging and fencing as well as the height of the main gate, it is judged that the proposal would not be readily visible from the public realm. Additionally, it is noted that some neighbouring properties already benefited from flat roof extensions works. Therefore, it is considered that the proposal would not adversely impact the character of the area or the streetscene.
- 7.6 Considering the design of the proposed works, the amount of the development relative to the size of the plot, and the varied styles and forms within the neighbouring area, it is deemed that the proposed works would be appropriate and would not result in an adverse impact on the character of the main dwellinghouse and the visual amenity of the locality, concurring with the requirement of the Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.7 Although the proposed rear and side extensions would replace the existing conservatory at the rear of the main building and the side detached garage to the south, the footprint and sitting would differ from the existing. The combined extension would be located at approximately 1.205 from the southern boundary and approximately 2.76 metres from the northern boundary. The decking would extend closer to the northern boundary being adjacent to the line.

- 7.8 To the south side, is property at No.128 London Road. It is noted that this property is sited further towards the front boundary, matching the main building line going south. In relation to this, the dwellinghouse at the application site position results in its front elevation being aligned with the rear elevation of this neighbouring property. Additionally, with consideration of the outbuilding at the rear garden of No. 128, the existing timber fencing of approximately 2 metres and tall hedging as well as considering the sloping ground at the rear garden, it is deemed that the proposal would not appear overbearing or result in harmful overshadowing, overlooking or loss of privacy, outlook or view to the residential amenities of this neighbouring property.
- 7.9 To the north side, are properties at No.132 London Road and 10 Waterside Gardens. Due to the siting of these properties and the proposed location of the extensions and decking, it is noted that the rear of property at No.10 Waterside Gardens would be facing the proposed rear extension and decking while the proposal would be mainly screened from the adjacent property No.132 London Road by dint of the existing outbuilding at its rear garden and the 2 metres solid fencing at the shared boundary. Further to an assessment of the existing fencing and mature hedging at the northern boundary, it has been noted that the 2 metres solid fencing at the north boundary would be combined further to the rear with tall mature hedging, thus anticipated to provide a sufficient screen to the proposal and avoid harmful overlooking and loss of privacy to the occupiers of the adjacent properties.
- 7.10 Due to the length of the rear garden at the application site and the siting of the main dwellinghouse and the proposal, it is considered that the neighbouring properties located at the west/front and east/rear of the application site are positioned at a sufficient distance to avoid any harmful impact resulting from the proposed works.
- 7.11 Given the design and scale of the proposed development, the position from the existing boundaries and the existing buildings as well as the existing boundary treatments, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00520, 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:

LOCATION PLAN - Uploaded 08 July 2024

AMENDED BLOCK PLAN - Uploaded 01 October 2024

AMENDED EXISTING AND PROPOSED ELEVATIONS, FLOOR PLANS AND SITE SECTIONS Drawing No. McCord_01 rev B- Uploaded 01 October 2024

Email from Agent confirming render details dated 15th October 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.