
Site Address: 36 Southbrook Road, Havant, PO9 1RN
Proposal: Single storey rear extension, rebuilding of existing porch with render finish, proposed rendered insulation, insulated cladding and alterations to elevations
Application Type: Full Planning Permission
Application No: APP/24/00478 Expiry Date: 15/08/2024
Applicant: Mr Oulitski
Agent: Mr A Brown Case Officer: Ikrame Essalih
 Dwell Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 36 Southbrook Road, Havant is a detached two-storey dwellinghouse located to the southeast side of Southbrook Road. The property is constructed in rustic facing bricks with tile hanging at front elevation and elements of render in off-white colour, and a brown tile gable roof. The dwellinghouse comprises a flat roof front porch protruding at the same line level as the integrated garage located at the southwest of the main dwellinghouse. The front of property is mainly paved with a retained grass area at the northeast corner of the site, and accessible for vehicular parking.
- 1.2 The boundary treatment at the rear garden consists of wooden fencing of at least 1.8 metres in height coupled with thick vegetation, trees and mature hedging. The boundary treatment at the front area consists of high wooden fencing and thick vegetation at the east boundary, lower wooden fencing at north boundary and lower brick wall at the front boundary.
- 1.3 The surrounding area is mainly residential in character with properties of varying design, height and materials.

2 Planning History

APP/22/00509 - Single storey side extension, replacing a lean-to and render finish to existing house and proposed extension., PERM,03/08/2022

3 Proposal

The proposal comprises the erection of a single storey rear extension, the rebuilding of the existing porch with render finish and a new door, the addition of rendered insulation and insulated cladding and other alterations at south, east and west elevations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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 Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Property Services Manager

No comments received.

Hampshire Biodiversity Information Centre

Within 50m - Notable and Protected Species - Bat roost - Species unknown (40 Southbrook Road)

Within 50m - SINC - Wade Court Park

Within 50m - Ponds, Reservoirs, Lakes - Inland Water

Officer Comment: *The proposed works will be modest of size and mainly kept at the ground floor level while the insulation render at rear elevation would be matching the existing in shade. It is therefore anticipated that this domestic scale proposal would not result in a negative impact on these ecological assets.*

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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.

7.3 It is noted that the site is located at proximity of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) at the rear, but the development and the total area covered by the application site is outside of the AONB boundary. Nevertheless, Policy CS12 (Chichester Harbour Area of Outstanding Natural Beauty) is applicable, along with Policy CS16 (High Quality Design).

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

7.4 The proposal consists of multiple works including the construction of a single storey rear extension, the reconstruction of the front porch, the application of insulated rendering and cladding at different elevations, and alterations to fenestrations at south and west elevations.

Proposed insulated rendering and cladding

7.5 The proposal includes a new insulated rendering and cladding. The proposed render would be an off-white colour and the cladding would be a light-coloured timber effect cladding in light brown shade. The proposed materials and shades have been attached to the proposed elevations drawing. Considering the variety of finish materials within the surrounding area and streetscene, and the proposed shades and textures of the render and cladding, it is deemed that the proposed materials would not adversely impact the character of the main dwellinghouse and the character of the area.

7.6 By dint of the high and thick vegetation and trees at the rear boundaries, it is deemed that the boundary treatment would provide a sufficient screen to the proposed development, thus would not be readily visible from the adjacent AONB area. Consequently, it is deemed that an adverse impact on the special character on the AONB would be avoided.

Single storey rear extension

7.7 The proposed single storey extension would be positioned at the rear of the property

and would create a new open kitchen/dining area connected to the existing living room, while the former dining room would be converted to a spare bedroom. The rear extension would have a flat roof and would be protruding by approximately 4.47 metres from the rear south elevation with a width of approximately 6.15 metres and a height of approximately 3.25 metres. At south and east elevations, the new kitchen/dining area would be served by powder coated glass doors and the ground floor bedroom by a double door replacing an existing window at south rear elevation. These works are considered appropriate in scale and design and would be in keeping with the character of the main dwellinghouse.

Proposed new porch with render finish

- 7.8 The proposed development also involves the replacement of the existing porch, currently glazed with frosted glass, with off-white rendered solid walls and a new timber door with sidelights to both sides. The proposed porch would cover a similar footprint to the existing and would be approximately 400 mm higher with a flat roof. Consequently, with consideration of all parts of the proposed development, it is considered that the materials would be appropriate and featuring discreet shades while the scale and the footprint of the proposed replacement porch are considered modest and acceptable and more of an improvement to the appearance of the dwellinghouse. Overall, the proposed rebuilt porch is considered of high quality design, would be in keeping with the character of the main dwellinghouse and would not adversely impact the character of the streetscene and the surrounding area.

Other alterations to different elevations

- 7.9 Additional alterations would include a minor change to the existing windows' design and the removal of one window at ground floor level facing southeast. These alterations are considered appropriate in design and would result in a limited and acceptable impact to the appearance of the main dwellinghouse and streetscene.
- 7.10 Considering all of the above, the design, the mass and appearance of the proposed development, including the extensions and alterations, is deemed appropriate in context to the main house and the character of the surrounding area therefore considered to be acceptable, meeting the requirements of Policies CS12 and CS16 of the Havant Borough Local Plan Core Strategy (2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) *Effect on neighbouring properties*

- 7.11 On the southwest side, lies the adjacent property No.34 Southbrook Road. By dint of the separating distance of approximately 2 metres to the side boundary comprising a combination of wooden fencing and mature hedging of at least 2.4 metres, the rear extension flat roof design with no side windows, it is considered that the proposed rear extension would be mainly screened from this adjacent property thus would not appear overbearing or result in harmful overlooking, loss of daylight, privacy or view to the residential amenity of this neighbouring property. It is noted that the proposed porch would be entirely screened due to the existing protruding integrated former garage.
- 7.12 The adjacent property at No. 38 Southbrook Road is bordering the application site from the northeast side. While the proposed porch would not have side windows facing this neighbouring property, the rear extension would have bi-fold doors facing northeast. However, considering the separating distance between the proposed flat

roof rear extension and the boundary line of approximately 6 metres as well as the existing fence of at least 1.8 metre, it is deemed that the screen provided would be sufficient to avoid any harmful overlooking or loss of privacy to this neighbouring property.

- 7.13 The properties located at the north and northwest of the application site are deemed to be sited at a sufficient distance to avoid any harmful impact resulting from the proposed works.
- 7.14 Taking into account the materials and design of the adjacent and neighbouring properties, the proposed rendering and cladding, along with the other alterations, are regarded as an enhancement to the external appearance of the dwelling. Furthermore, it is considered that these changes would have minimal impact on neighbouring properties. Consequently, the impact is deemed acceptable in planning terms.
- 7.15 On the basis of the above, the proposed development does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the Havant Borough Local Plan Core Strategy (2011). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.16 The proposed project would result in an additional bedroom at ground floor level and the loss of a car parking space provided by the existing garage. Currently there are 4 bedrooms at the upper level of the dwelling, thus the new total number of bedrooms at the property would be 5. In accordance with the Council's Parking Standards SPD, a minimum of 3 car parking spaces would be required on site. The submitted proposed block plan with parking shows a current and potential accommodation of 3 suitable car parking spaces within the curtilage of the property at the front garden area. Therefore, the current and potential provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00478, 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:

Proposed Block and Location Plans with Proposed Parking - 24018(PL)04 Rev A - Uploaded 29 August 2024

Proposed Floor Plans - 24018(PL)05 - Uploaded 20 June 2024

Proposed Elevations - 24018(PL)06 - Uploaded 20 June 2024

Proposed Site Section - 24018(PL)07 - Uploaded 20 June 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.

- 4 Prior to the occupation of the development hereby approved the 3 car parking spaces as shown in the proposed Block and Site Plan with proposed car parking spaces, shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.