

## DELEGATED OFFICER REPORT

---

Site Address: 53 South Street, Havant, PO9 1BY  
Proposal: Erection of single storey rear extension following demolition of conservatory, new windows and facade alterations to dwelling; new drive to create 1No off-road car park space with associated works.  
Application Type: Full Planning Permission  
Application No: APP/24/00575                      Expiry Date: 23/09/2024  
Applicant: Miss. L. Trevor & Mr. J. Scutt  
Agent: Steven Barlow                      Case Officer: Arleta Miszewska  
              The Steven Barlow  
              Partnership  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

---

### **1     Site Description**

53 South Street, Havant, PO9 1BY

### **2     Planning History**

91/56477/000 - Rebuild existing 2 storey extension 2' higher and with new pitched roof., PERM,30/01/1992

91/56477/001 - Demolition of 2 storey flat roofed rear extension., ZHIS,12/03/1992

### **3     Proposal**

Erection of single storey rear extension following demolition of conservatory, new windows and facade alterations to dwelling; new drive to create 1No off-road car park space with associated works.

During the course of the application, revised plans have been received providing further detail of the vehicular access arrangement at the front of the property. The side wall of the proposed extension has also been repositioned to align with the side wall of the existing house. The roof light on the extension has also been repositioned. A 14-day neighbour re-consultation has been undertaken to provide neighbours with the opportunity to comment on the changes.

### **4     Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016  
St Faiths Conservation Area Appraisal and Management Plan 2007

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

DM13 Car and Cycle Parking on Residential Development

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development

Policy DM20 Historic Assets

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

## **5 Statutory and Non Statutory Consultations**

### **Conservation Officer**

Overall, it is considered that the proposals do not result in harm to the designated heritage asset, that being the St Faiths Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan.

### **Councillor Daniel Berwick**

No response received.

### **Councillor Gillian Harris**

No response received.

### **Councillor Phil Munday - St Faiths**

No response received.

### **Ecologist, Planning Policy Team**

I am content that the proposed extension to the dwelling is not likely to result in ecological impacts. No further information is necessary.

### **Hampshire Highways**

Initial Response - further information required: a revised site plan with pedestrian visibility splays correctly drawn within the site.

Final response -no objection subject to a condition and an informative and a condition; revised plan ref. 0807-01.007. Rev 05 has been provided showing 1.5m x 1.5m splays to each side of the proposed driveway, which adequately covers the requirements as set out within TG3 at Figure 3.5 with no obstructions to visibility above 0.6m. It is also noted that the distance between the back edge of footway and the property measures some 5 metres. No objection in principle, a subsequent permission will need to be granted by HCC to undertake the dropped kerb works on the highway. A condition is also required to ensure that the hard surfaces are porous or provision is made to direct run-off water from the hard surface/s to a permeable or porous surface within the site, to avoid discharge of water onto the public highway.

## 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: 8

Number of site notices: 1

Statutory advertisement: 09/08/2024

Number of representations received: 3

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Comment                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <p>Whilst not opposed in principle to modernising existing dwellings in the St Faith's Conservation area we believe this application makes several proposals which are against conservation area and planning guidance standards and creates a series of rather sterile side walls. We also wish to raise a concern over safeguarding existing drainage along the boundary of the pavement and the property frontage.</p> <p>In regard to the facade alterations mentioned in the title of the proposal, this is a conservation area and facade alterations will inevitably affect the character of the area. There is already an unauthorised facade alteration further down the street. While it is not clear from the application what facade alterations are proposed (apart from the proposal to create a new driveway which phase will be considered in the next paragraph) we would oppose any changes to the design and ornamentation of the facade which is an attractive example of early twentieth century house design and decoration, currently in need of repair and conservation. We therefore urge the council to satisfy itself about whether alterations to the facade are proposed and if so what effect they would have.</p> <p>There is a parking problem in this area as there are a number of street parking places which are open to all road</p> | <p>Please see section 7 (Planning Considerations)</p> |

users. These are attractive to town centre visitors because the area is close to shops and offices in the centre and provides free parking. This can cause inconvenience to residents without driveways as usually they cannot park in the space on their frontage. The proposal to create a driveway on the left side of the frontage, while stating that it will create one unit of off-street parking does actually remove at least one unit of on-street parking (and possibly more as manoeuvring into a drive which is at a right angle to the road will require good sight lines without close by parked vehicles and for backing in and out some measure of turning space without other parked vehicles). Moreover the parking space proposed (4.8m by 2.5m) is inadequate for parking a car. We are aware that the [parkingstandards.co.uk](http://parkingstandards.co.uk) website claims the minimum standing for a car park space is 4.8m by 2.4m and we haven't been able to find recommended car park space dimensions in the Havant planning literature. However other councils require a minimum space of 5m by 2.4m and the proposed space is less long. This raises concerns over a parked car in this driveway protruding over the pavement. South Street is the only road and pedestrian access to Bosmere Junior School and considerable numbers of parents and children come by foot and car every day during term time and it would be a problem and possible cause of accidents if the width of the pavement were restricted by obstructions on the pavement.

A further concern that is not mentioned in the proposal is the existing drain which we believe runs along the edge of the pavement beside the garden walls and which would need to be safeguarded during construction and adequately shielded from traffic passing over it if this application is approved.

Finally no drawings have been offered in regard to safeguarding sunlight to our existing building. The proposed rear extension will be a blank wall single storey flat roof block within the building line of the side elevation of 53 South Street, and could result in a substantial loss of daylight to the side windows of our house and to our drive.. Moreover this single storey extension does seem to contravene the Havant Design Guide SPD as it is less than one metre from the boundary with our garden. The proposed finished to the three side walls ( the existing side elevation, the proposed new extension and behind it, the existing two storey rear extension) are very blank and featureless especially as the proposed dark grey colour seems rather heavily industrial rather than domestic. This is not in keeping with the current buildings which are within a conservation area.

As stated at the outset we are not opposed to the sympathetic modernisation of dwellings in the conservation area. This proposal however seeks to over intensify the use of space around the house by proposing a large extension at the rear and a cramped in driveway at the front. Finally the proposed finish to the side, the existing rear of the house and the new extension creates a series of blank and unsympathetic windowless walls. While this means we have no concerns about side windows overlooking us, the design feels utilitarian and we would urge the applicant to work with the council to find ways to improve these side walls and to keep the buildings within the current style. This is a beautiful old building and should be retained as an example of Edwardian architecture.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <p>With reference to the above application I do not object to any of the above proposals but would like to submit cautionary concerns with regard to proposed alterations to the facade of the building which one hopes when completed would not detract from the existing Edwardian features of the house in this conservation area.</p> <p>I would also like to make reference to the amount of hard core ground work which will inevitably take place at the other side of (Redacted) wall to enable the new parking space and other alterations on left side passage way to take place and even though our properties, (Redacted) are detached, I believe our drains run parallel and very close to this wall (many Victorian drains around,) so would advise on extreme caution when excavating deep to erect new standings in this area.</p> | <p>Please see section 7 (Planning Considerations)</p> |
| <p>Having viewed this house when up for sale this proposal is totally something that I would have wanted to submit myself . The existing extension is ugly and not part of original feature of house so this would be a considerable improvement . Parking is a problem in this area and a house of this size would benefit considerably with its own parking space &amp; would not consider it a problem when other houses have drives . There is no reason why it cannot be done without spoiling the look of the frontage of the house .</p>                                                                                                                                                                                                                                                                                                    | <p>Please see section 7 (Planning Considerations)</p> |

## **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 and appearance of the area, including St Faiths Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Parking and highways
- (v) Other matters

(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 compliance with local and national planning policies, in particular those safeguarding quality design, residential amenity, highways safety and heritage assets.

(ii) Appropriateness of design and impact on the character and appearance of the area, including St Faiths Conservation Area

- 7.3 The application seeks planning permission to erect a single storey side/rear extension in the place of existing conservatory, and to create a car parking space at the front of the property with associated ground and landscape works, which would include changing path levels to the side of the dwelling. Other works are also shown on the plans which do not require planning permission, namely:

- " At first floor - existing side windows facing south (no. 55) would be blocked up.
- " Elevations - existing two storey projection would be re-rendered in colour matching the proposed single storey extension; existing windows in the projection would be replaced with 4 vertical two-pane windows that would better fit with the style of the property; windows within the rear wall of the main dwelling would also be replaced with a vertical two pane-windows; parts of rear wall of the main dwelling would also be re-rendered; side (north) elevation would be partly re-rendered (only as far as existing render); render on side (south) elevation would be replaced with render matching existing.

The site is located within the St. Faiths Conservation Area, the significance of which is set out in the St Faiths Conservation Area Appraisal and Management Plan 2007 and includes the survival of historic buildings with Georgian, Victorian and Edwardian architectural detailing. The Council's Principal Heritage Officer has set out in their consultation response that the application site comprises a 2-storey, detached Edwardian Villa, whilst it is not listed it is still historic in character, with features such as sash windows, decorative window headers and brick chimney stacks.

It is considered that the proposed extension due to its location at the rear of the property and resultant limited visibility from the public vantage points, would have limited impact on the character and appearance of the streetscene and the St Faiths Conservation Area. The other renovation works can be undertaken without the need for planning permission. Notwithstanding this, these works would replace existing modern style windows with traditional style windows which would improve the appearance of the host dwelling. The render would cover the existing render and the original parts of the building would remain as brickwork. This would not cause harm to the appearance of the dwelling and thus the character of the surrounding area.

Third party concerns over impact on the Conservation Area resulting from the blocked windows and dark render are acknowledged. However, as set out above, these changes do not require planning permission and the Local Planning Authority has no control over this part of the proposal. However, as the views of this part of the proposal would be limited, the visual impact on the character and appearance of the Conservation Area would be localised and would not result in demonstrable harm to justify a refusal of this application. No objection has been received from the Council's Principal Heritage Officer and the Local Planning Authority concurs with this view.

The works to the front would include the creation of a hardstanding made of permeable materials with edging to back of highway footpath, providing an off-road car parking space (4.8m x 2.5m). There would be steps and a brick wall with metal guarded railings up to 1.1m high running alongside both sides of the car parking space and the stairs leading to the front door of the dwelling. An altered vehicular access onto the drive would incorporate a drop kerb. The existing path running to the side of the dwelling would be lowered to resolve damp issues.

Whilst the proposed driveway would result in the loss of a part of the front garden, a large landscape area at the front would still remain, as would the stepped entrance. The attractive front façade of the property would still remain visible without being obscured. The Council's Principal Heritage Officer notes that off-street parking is a feature along the eastern side of South Street and as such, the creation of the parking would not appear out of character with the locality and the addition of traditional style railings would add contextual interest to the frontage.

As a result, insofar as the statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the character and appearance of the St Faiths Conservation Area are satisfied. The proposal would not result in harm to the significance of the Conservation Area. Furthermore, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the Havant Council Local Plan (Core strategy).

(iii) Effect on neighbouring properties

- 7.4 The single storey extension would be screened by the existing two storey projection when viewed from no. 51, located to the north of the application site. Therefore, the proposed extension would not cause harm to the residential amenities currently enjoyed at this neighbouring property.

The properties to the east would be located a sufficient distance away from the extension not to be detrimentally affected by it.

No. 55, located to the south of the application and at the nearest distance to the proposal, benefits from a drive to the side which would mitigate any unacceptable adverse impacts, in terms of a loss of light and outlook. This neighbouring dwelling has a ground floor window directly facing the application site and would directly face the proposed extension. As the window is north facing, it does not receive a significant amount of direct sunlight during the day. Whilst the proposed extension would further reduce the amount of natural light this window receives, the loss would not be significant and would not materially affect the enjoyment of the room this window serves. It is also noted that a single storey rear extension up to 4m depth could be erected at the application site without the need for a planning permission. An extension at this depth would create a very similar impact on the neighbouring window to the impact resulting from the proposal under consideration. Therefore, given the applicant's fall back position, it would not be reasonable to refuse this application on the grounds of impact on residential amenity to no. 55. It is acknowledged that a concern over the proximity of the extension to the common boundary and the overshadowing of the neighbouring driveway has been received from the adjacent neighbours at no. 55.

However, driveways are not classed as leisure amenity areas or habitable spaces, therefore, there is no policy justification for refusing the application on the grounds of overshadowing of the driveway. Finally, there would be no windows in the proposed extension facing this neighbouring property, thus the application does not raise concerns over a loss of privacy.

In terms of concerns over lack of drawings showing the impact of the proposal on the sunlight to the existing buildings, there is no statutory requirement to provide such drawings. Notwithstanding this, the submission provides sufficient information to adequately assess the proposal.

Finally, turning to concerns over the intensification of use as a result of the proposed extension, it is noted that the proposal would maintain the property in its residential use, which is in keeping with the surrounding area. Any potential disruption caused by activity at this property that would amount to a statutory nuisance would be dealt with under anti-social behaviour legislation and cannot justify a planning permission in this case.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and highways safety

- 7.6 The application proposes to provide a hardstanding area at the front of the property together with a dropped kerb to facilitate an off-street car parking space. A site plan showing visibility splays from within the site has been submitted to demonstrate that the pedestrians travelling on the footway would be visible to drivers egressing the site. Hampshire Highways reviewed this proposal and confirmed that the visibility splays would accord with the prescribed highways standards and raised no objection subject to an informative to the applicant in respect of the need for a separate highways licences for the dropped kerb works and a condition ensuring that no surface water running from the proposed hard surface would enter into the public sewer.

In respect of third party concerns regarding the size of the proposed car parking space, this meets the Havant criteria set out in the Car Parking SPD.

Regarding concerns over the loss of on-street car parking space, Hampshire Highways has not raised concern over the highways safety in South Street resulting from the loss of an on-street car parking. The proposal would also provide one off-street car parking space. The NPPF is clear in stating that:

*"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."*

Therefore, a refusal of the application on the grounds of a loss of on-street car parking in this case would not be justified, in particular in the absence of an objection from the Highways Authority.

(v) Other matters

- 7.7 Third party concerns over potential impact of the proposed ground works on the existing drainage and public safety have been received. The applicant has confirmed that the proposal would not involve excavation works at such depth to affect existing drainage infrastructure. The resultant ground levels at the application site would match or be below the existing ground level of no. 51.

**8 Conclusion**

- 8.1 The proposed development is acceptable in principle, it would not result in harm to the significance of the designated heritage asset, namely the St Faiths Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. It accords with relevant local planning policies safeguarding character and appearance of areas, residential amenity and highways safety. Both, the Council's Principal Heritage Officer and the HCC Highways Authority raised no objection. On this basis it is recommended for approval.

---

**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00575 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:

|                    |                              |
|--------------------|------------------------------|
| 0807-01 001 Rev 02 | Location Plan And Block Plan |
| 0807-01 007 Rev 06 | Proposed Site Plan           |
| 0807-01 008 Rev 06 | Proposed Ground Floor Plan   |
| 0807-01 009 Rev 02 | Proposed First Floor Plan    |
| 0807-01 011 Rev 05 | Proposed Elevations          |
| 0807-01 012 Rev 02 | Site Sections                |

**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 Notwithstanding the approved detail, the hereby approved driveway at the front of the property shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.

**Reason:** To ensure adequate provision for surface water drainage and to avoid discharge of water onto the public highway in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.