
Site Address: 130 Southleigh Road, Havant, PO9 2PT
Proposal: Replace existing single storey side extension with a two storey side extension. Single storey extension to the rear. Proposed rear dormer and Velux window to front roof slope.
Application Type: Full Planning Permission
Application No: APP/24/00376 Expiry Date: 16/07/2024
Applicant: Mr & Mrs Udy
Agent: Mr Elstone Case Officer: Denise Sheath
 Brian Elstone Surveying
 Services Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

130 Southleigh Road, Havant, is a large detached dwelling house located in residential area. The property is constructed with a brown brick with a hung tiled roof. The front of the property below the first floor bay style window there is a clay hung tiled design. A hardstanding fronts the property providing parking for a minimum of three cars. This area is well screened from the adjacent highway by mature planting and a brick wall boundary treatment. There is a stagger in the building line in this area where the properties drop away to the east leaving No.128 set slightly further forward and No.132 slightly set back than the application site. To the rear of the property is a detached outbuilding located on the northern boundary. The remaining area is laid to lawn and surrounded by a combination of close boarded fencing and mature planting with a high hedge to adjacent the rear boundary.

2 Planning History

06/71420/000 - Two storey side extension. PERM - 11/07/2006
09/71420/001 - Demolish single storey side extension and erect two storey side extension incorporating extension of roof. PERM - 10/08/2009
APP/12/00058 - Two storey side extension and single storey rear extension. PERM - 19/03/2012
APP/15/00272 - Replace existing single storey side extension with two storey side extension. Single storey rear extension. PERM - 29/04/2015

3 Proposal

Replace existing single storey side extension with a two storey side extension. Single storey extension to the rear. Proposed rear dormer and Velux window to front roof slope.

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

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us

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: 44

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
- (iv) Parking

(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 first element of the proposal is for the erection of a two storey side extension to the northern side elevation of the property. The materials to be used in the construction of the extension would be similar in appearance to the existing materials used in the construction of the dwellinghouse. This element of the proposal is of a similar design of that approved under the earlier planning permissions. The design is considered to be sympathetic to the existing dwelling house. It provides the northern side of the property with a stronger frontage more in balance with the southern part of the building frontage. There is no standard design to the properties along this section of Southleigh Road and therefore to alter this property in this way is considered to be acceptable.

7.4 The second element of the proposal is for the erection of a single storey flat roof rear extension. The proposed rear extension would have a depth of 3m and spanning across the width of the property (approximately 11.4m). The flat roof element would have a maximum height of approximately 2.8m. The materials to be used in the construction of the extension would be similar in appearance to the existing materials used in the construction of the dwellinghouse.

- 7.5 The last element of the proposal is for alterations to the roof slope of the original dwellinghouse, these alterations would include the installation of a flat roof dormer to the rear roof slope of the original dwellinghouse. The proposed dormer would have a depth of 2.6m, a 2m high and a 5.5m width. The rear dormer whilst substantial would sit slightly below the ridge line and up from the eaves line. Although it would have a generous width it would be set within the sides. The dormer would not be highly visible from the public realm and the appearance is not deemed to be harmful enough to justify a refusal on this basis. It is noted that the neighbouring property at No.128 also has a substantial rear flat roof dormer. A new Velux roof light is proposed to the centre of the front roof slope.
- 7.6 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 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) Effect on neighbouring properties

- 7.7 The proposals are a significant distance from the neighbouring properties to the front of the application site that any impact upon these neighbouring properties from the proposed development would be considered negligible.
- 7.8 To the rear of the site is the side facing garden of No. 5 Spindle Close. The back to back distance between the application site and No.5 directly to the rear would be approximately 34 metres which exceeds the minimum separation distance of 20 metres as stipulated in the Havant Borough Design Guide with regard to dormers. It is also not considered the proposed single storey rear extension would have a harmful impact upon this neighbouring property due to the distances between the properties. The proposed extension would also be screened by a hedge at an approximate height of 3-4m located adjacent to and spanning the width of the rear boundary.
- 7.9 The impact of the two storey side extension was assessed under the previously planning approvals. This revised proposal is not judged to result in any further harmful impact to the neighbouring property to the north (No.132 Southleigh Road). The proposed single storey rear extension is proposed up to the northern boundary. There is a ground floor window on the side elevation of No.132 facing back towards the application site. It is noted that the neighbouring property is set back 1.7m from the shared boundary. It is considered on balance that whilst there would be some impact on the outlook of this window the impact is not judged as significant to warrant a refusal of the application.
- 7.10 The rear dormer would have views down the rear garden of the application site and is not judged to result in harmful overlooking to private amenity spaces of the surrounding neighbouring properties.
- 7.11 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

- 7.12 The proposed development would result in the increase in the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking to the frontage of the site to accommodate 3 car parking spaces as shown in the submitted proposed site plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

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/24/00376 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 and Site Plan - Drawing No.1632_001 REV A - Received 23 September 2024

Proposed Elevations - Drawing No.1632-005 REV B - Received 23 September 2024

Proposed Ground Floor and First Floor Plan - Drawing No.1632-004 REV C - Received 18 September 2024

Loft Plan - Drawing No.1632_007 REV A - Received 23 September 2024

Existing and Proposed Roof Plan- Drawing No.1632-006 REV B - Received 18 September 2024

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 development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.