

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)
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

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

HCC Arboricultural Consultancy

Conclusion: **NO OBJECTION**

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: 9

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 matters
- (v) Biodiversity Net Gain (BNG)

(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 proposal consists of multiple works including the construction of a replacement garage and utility room following the demolition of the existing hipped roof garage, the erection of a single storey extension as an infill at the front entrance, and alterations to the roof comprising hip to gable extension on north and south sides and enlarged rear and front dormers.

Replacement garage

- 7.4 The new garage would have a larger footprint in comparison to the former and would be attached to the main dwellinghouse with a flat roof with false pitch forming a continuation to the main residence at ground floor level. To the rear of the proposed garage would be a utility and wet room served by two windows and a door facing the rear garden. The new garage would be approximately 5.3 metres in width and 9.67 metres in length being flush with the north side elevation, with a total height of approximately 3.55 metres. It would be linked to the utility room and main residence and would have a new front garage door ensuring accessibility from front to rear through the building. By dint of scale, design and matching roof and walls materials, these works are considered subservient and in keeping with the character of the main dwellinghouse. It is noted that the proposed garage works would retain a distance of approximately 1.036 metres to the northern boundary line, allowing for a gap and passage from front to rear garden.

Front infill

- 7.5 The proposed front infill would form a front extension to the recessed entrance with a new door to be installed. The infill roof would be matching the proposed garage's flat roof design with a false pitch to the front, and would be aligned in height and level. The walls would be rendered with the same material and colour as the main dwellinghouse and proposed garage, thus matching the existing and proposed. Therefore, it is considered that these works would not adversely impact the character of the main dwellinghouse.

Alterations to the roof/ Enlargement of front and rear dormers

- 7.6 The proposed hip-to-gable alteration to the existing roof would be located at the north and south side resulting in a change to the general appearance of the roof and allowing for more loft space to accommodate two bedrooms and a bathroom. The new bedrooms and bathroom would be served by a rear facing window each as part of the proposed enlarged rear dormer. It is noted that the roof ridge height would not be increased as a result of the proposed alterations, therefore it is deemed that the character of the roof and the dwellinghouse would not significantly differ from the original, albeit the change in the roof form.
- 7.7 In regard to the proposed dormers, at front and rear elevations, the Havant Borough

Design Guide SPD states that dormers "Should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line". It further states "Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally, the dormers should have pitched roofs, with slopes in keeping with the existing roof"

- 7.8 At the rear elevation, although the proposed works would result in a significant increase of the rear dormer width, from about 1.85 metres to 9.45 metres, it is deemed that the structure would remain subservient to the roof due to the dormer's roof design, slope, and position vis-à-vis the ridge and edges of the main roof, while also being mainly screened from the streetscene by the existing built form. Therefore, with consideration of the permitted development fallback position under Schedule 2, Part 1, Class B, the proposed enlargement of the rear dormer would be considered acceptable.
- 7.9 The front dormer structure would be enlarged with the installation of a similar size and style window to the existing and would remain in a closely matching central position. Therefore, it is considered that this alteration would result in a limited and acceptable effect on the appearance of the main dwellinghouse.
- 7.10 While all construction materials would be matching the existing, a Cedral cladding finish will be limited to the rear dormer side walls and north and south side walls of the gabled main roof. The cladding would be sympathetic to the existing roof tiles with a neutral colour. It is deemed that the proposed materials would be acceptable on balance, considering the different finish and roof materials existing in neighbouring properties.
- 7.11 In addition to the above, it is noted that the dwellinghouse is set back from the front boundary with a large front garden area and benefits from tall trees and mature hedging at the front boundary, providing a good amount of screening to the development, albeit its visibility from the public realm. Therefore, considering the varied properties appearance, scale and position as well as the soft boundaries screening at the front, which is a perceived feature of this part of Southleigh Road, it is considered that the proposed development would result in a limited and acceptable impact to the character of the streetscene and the surrounding area.
- 7.12 Considering all the above, the design, the mass and appearance of the proposed development, including the garage replacement, extensions and roof alterations, is deemed appropriate in context to the main house and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy 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

- 7.13 On the north side, lies the adjacent property at No. 82 Southleigh Road. The proposed garage replacement works would reduce the separating distance between the side elevations of the two adjacent properties from approximately 4.65 metres to approximately 4 metres while the north new gable wall would be facing this side as well. The proposal would also result a new side window facing this property although this would not be materially different from an existing north facing window. Considering the existing boundary fence of at least 1.8 metres coupled with the tall trees and mature hedging at the front and the rear, the gap between the new garage and the

northern boundary line and the adjacent dwellinghouse as well as the absence of proposed north side facing windows at the upper floor, it is deemed that the proposal would not appear overbearing to this neighbouring property or result in harmful overshadowing, overlooking or loss of privacy.

- 7.14 To the south side, is the neighbouring property at No. 78 Southleigh Road. It is anticipated that part of the proposed works, including the front infill and the garage replacement would be screened from this neighbouring property. The roof hip-to-gable alteration and the enlargement of the rear dormer however would still be visible from this property. It is noted that the dwellinghouse at the application site is positioned further to the rear in comparison to this neighbouring residence. Considering that no side windows are proposed on the south facing side elevation as well as the separating distance between the two properties of approximately 6.8 metres, it is deemed that the proposal would not result in an adverse impact to this neighbouring property.
- 7.15 While the rear views from the proposed enlarged front and rear dormer would not be materially different from the existing due to the position and sitting, it is considered that the neighbouring properties located at east/rear and west/front of the application site are positioned at sufficient distance to avoid any detrimental impact from the proposed development.
- 7.16 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). It is noted that no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.17 The proposed development would result in the replacement of the existing garage with a new garage and utility room to the rear, thus there would be no loss of car parking provision in comparison to the existing. Considering that the number of bedrooms within the property would not increase as a result of the development, remaining three bedrooms in total, it is deemed that the current and proposed provision of car parking spaces, provided by the garage, the driveway and the paved part of the front garden would be meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(v) Biodiversity Net Gain (BNG)

- 7.18 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00515, 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:

001 LOCATION AND BLOCK PLAN
002 B PROPOSED FLOOR PLANS
003 A PROPOSED ELEVATIONS
AGENT EMAIL CONFIRMING CLADDING MATERIAL - Uploaded 16 October 2024
PLANNING STATEMENT V1

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.