
Site Address: 45 Brooklands Road, Havant, PO9 3NT
Proposal: Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.
Application Type: General Permitted Development-Extensions
Application No: APP/23/00936 Expiry Date: 15/01/2024
Applicant: Mr B Wain
Agent: Mr P Walker Case Officer: Robert Riley
P Walker MRICS
Ward: Bedhampton

Recommendation: **PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN**

1 Site Description

The application site is a one storey semi detached dwellinghouse, located in Bedhampton, Havant. The application site had orange brickwork as its external walls, with brown concrete tiles in a gable design. The application site to its front contains a driveway which fronts onto Brooklands Road and to the rear contains a garden.

The application site is in an area that could be considered both residential and urban in nature, and the character of the road being one storey detached and semi detached brickwork dwellinghouses.

2 Planning History

APP/23/00790 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.
Refused 24/11/2023

The application was refused for the following reasons:

The proposed extension by virtue of its proposed depth and proximity to the boundary would have a significant adverse impact in terms of loss of the light available to the dining/sitting room of the adjacent residential property 43 Brooklands Road. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3 Proposal

3.1 Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres. The proposal is amended from that previously refused under Prior Approval application APP/23/00790 through a reduction in the building bulk adjacent to No. 43 Brooklands Road by angling the side wall of the extension away from the shared boundary.

3.2 The requirements of the amendment to the Town and Country Planning (General

Permitted Development) (England) Order 2015 (as amended) ("GPDO") in regard to the Prior Approval Process states that " where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the Local Planning Authority is required as to the impact of the proposed development of any adjoining premises".

- 3.3 This report considers a representation made by the adjoining neighbour in regard to perceived impact of the proposal.

4 Policy Considerations

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

Havant Borough Local Plan (Core Strategy) 2011

Havant Borough Design Guide SPD 2011

5 Statutory and Non Statutory Consultations

Not required

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- Concern regarding loss of light - See Section 7
- Loss of view - *The issue is noted, however loss of view in itself is not a material planning consideration.*
- Loss of privacy from roof lantern - *Regarding the scale and the positioning of the rooflight, it is considered to have an acceptable impact upon No.43 Brooklands Road.*
- Extension is out of keeping with development in the road - *The application has to be considered under 'prior approval' criteria, whereby the principle of development of this type and depth is acceptable to an existing residential property, and it is only the impact on the amenity of neighbouring properties which can be taken into account.*
- Over 4m in height and 4m depth - *The larger homes prior notification process allows for the depth of a proposal to be up to 6m, an eaves height up to 3m and a maximum height of up to 4m. The proposal falls within the criteria for a prior notification. The proposed roof lantern is proposed at 3.9m in height from the ground floor level which is under the 4m maximum height allowance for prior notifications.*

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

(i) Principle of development

7.2 The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore, the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

(ii) Impact upon the character and appearance of the area

7.3 The proposed rear extension is primarily visible from No.43 and 47 Brooklands Road however in general design terms it is considered to be acceptable, reflecting the scale, materials and proportions of the host dwelling.

(iii) Impact upon residential amenity

7.4 The proposed extension is a single storey flat roof extension to be a maximum height of 3m with a roof lantern at a maximum height of 3.9m from the ground floor level. The proposed extension will have a depth of 6m from the original rear wall of the property with an angled design to the western rear elevation of the proposed extension. The materials to be used in the construction will match the existing materials of the existing dwelling.

7.5 The objection raised from the adjacent neighbouring property raises concerns in terms of the loss of light to the rear elevation of No.43 Brooklands Road. The proposed floor plan has shown that a 45 degree light test was undertaken in accordance with Havant Borough Council's Design Guidance to assess whether the proposed extension would result in any loss of light to the dining/sitting room window within the rear elevation of the adjacent neighbouring property. The 45 degree light test, which analyses the impact up to the midpoint of the window to the rear elevation of No.43, shows that the proposal would meet the acceptable requirements set out within the Havant Borough Council Design Guide.

7.6 As with the earlier application APP/23/00790, it is not considered that the development would have any harmful impact on any other surrounding residential properties, and no other representations have been received.

8 Conclusion

8.1 With regard to the planning issues and the representation opposed to the works, it is noted that the works would be within the permitted allowance for prior approvals, with the development neither exceeding 4m in height nor 6m in depth. With regards to the objection raised from the neighbouring property, the issues raised have been investigated however on balance the development has been found to be acceptable

when considered in light of the guidance set out within the Havant Borough Design Guide SPD and therefore approval is recommended.

9 RECOMMENDATION:

That the Head of Place be authorised to determine that **PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN** for application APP/23/00936 subject to the standard materials condition in Schedule 2, Part 1, Class A of the GPDO.