
Site Address:	68 Southbrook Road, Havant, PO9 1RN		
Proposal:	Proposed side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00623	Expiry Date:	02/10/2023
Applicant:	Mr P Haines		
Agent:	Mr Galloway	Case Officer:	Denise Sheath
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.2 68 Southbrook Road, is a detached two storey dwelling situated in Havant and is constructed of red/brown facing brickwork, with a yellow brick design to the centre of the front elevation, the roof is tile hung. The dwellinghouse has an open car port to the western side elevation of the property with a detached flat roof single garage to the eastern side of the property, with a single storey rear extension is to the rear. The front amenity space is adequate in size and partially hardsurfaced with entrances leading to the existing car pot and detached garage, the rest of the frontage is laid to lawn. The front boundary consists of a small brick wall, with a plating area along the eastern front boundary and hedging and shrubbery along the front western side boundary. The rear and rear side boundaries consist of 1.8m timber fencing and high hedging and shrubbery.
- 1.2 Southbrook Road contains dwellings which vary in design and is of a medium density. It was noted that there were several properties in close proximity that had similar extensions to that proposed.

2 Planning History

None relevant

3 Proposal

Proposed side and rear extension.

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

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: 7

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

(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 seeks to replace the existing carport attached to the western elevation of the property with a flat roof single storey side extension. The proposed extension would have a width of 2.5m a depth of 4.8m with a maximum height of 2.5m. The proposed extension would be set back approximately 1.4m from the front elevation of the property.

7.4 The second element of the proposal is for the erection of a two storey extension to the eastern side elevation of the property following the removal of the existing detached single storey garage. The proposed extension would have a width of 4.2m with a depth of 6.3m. The two storey element will have hipped roof design with an eaves height of 2.5m with a maximum height of 6m. The proposal would appear subservient to the main dwellinghouse as it will be set back 0.9m from the front elevation with the maximum ridge height of roof of the extension being 1.8m lower than the ridge height of the main dwellinghouse.

- 7.5 The last element of the proposal is for a single storey side/rear extension. The proposed extension will be attached to the rear elevation of the two storey side element with a depth of 6m wrapping around the rear elevation of the property with a width of approximately 3.8m attaching to existing single storey rear extension. The proposed roof of the single storey rear/side extension and the existing single storey rear extension will be mono pitched in design with an eaves height of 2.7m and a maximum height of 3.5m with 2No. roof lights inserted to allow more natural light. This element of the proposal would not be readily visible from the streetscene of Southbrook Road. It is not considered that this element of the proposal would have a harmful impact upon the character of the streetscene or the character of the dwellinghouse.
- 7.6 The proposed design of the extensions are considered sympathetic to the host dwelling offering an attractive uplift to the dwellinghouse. The proposed materials for all the proposed extensions will be similar in appearance to the existing materials used in the construction of the existing dwelling. It is noted that there were other examples along Southbrook Road of similar style extensions many of which have a mixed pallet and materials.
- 7.7 In order to ensure that sufficient on-site parking is continued to be provided for the extended dwelling following the demolition of the detached garage and carport, a condition will be attached to the decision requiring that two on site parking spaces are provided and retained as per the proposed site plan submitted. This will ensure the character of the area is retained, especially as there is limited on street parking available.
- 7.8 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

- 7.9 To the front there would be a new entrance door and rooflight within the proposed two storey side extension. The proposed single storey side extension to the western elevation will have a entrance door and window facing onto the front amenity area. These views would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking.
- 7.10 To the rear there would be a new door within the within the proposed single storey side/rear extension. The rear two storey element will include the insertion of a new window which will serve a bathroom area. The new single storey flat roof extension will have a new rear entrance door and window. These views would face out onto the rear garden with views screened by the existing 1.8 metre high fencing and high hedging and shrubbery along the boundaries thus not considered to cause harmful overlooking.

- 7.11 The proposed two storey element would not have a harmful impact upon the adjacent neighbouring property to the east (No 66) as the proposed two storey side development would be to the west side of the neighbour and therefore screened by the existing dwellinghouse. The proposed single storey rear extension element will not have any further impact upon this neighbouring property than what was already existing from the demolished detached garage. The neighbouring property already benefits from a single storey extension to the rear with the proposed extension only protruding approximately 1m further than the neighbouring extension. It's therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.12 The proposed single storey side extension will not have any further impact upon the neighbouring property to the west (No.70) than what was already existing from the soon to be demolished car port. This proposed extension would be screened by the high hedging and shrubbery along this shared boundary. It's therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 7.13 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.

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/23/00623 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:

Application Form - Received 08 August 2023
Location Plan - Received 04 August 2023
Block Plan - Drawing No. 23/220/B01 - Received 04 August 2023
Existing Floor Plans and Elevations - 23/220/P02 - Received 04 August 2023
Proposed Ground Floor and First Floor Plan - Drawing No. 23/220/W01 - Received 11 August 2023

Proposed Site Plan, Proposed Elevations and Floor Plan; Existing Ground Floor Plan - Drawing No. 23/220/P01A - Received 11 September 2023

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 2No. 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.