

3 Proposal

Single storey rear extension. Alterations to the rear roof line and insertion of obscured side facing dormer. Additional detached self-contained annex.

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

Councillor Ann Briggs

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

Developer Services, Southern Water

The development site is not located within Southern Water's statutory area for water supply drainage services. Please contact the relevant statutory undertaker who is Portsmouth Water.

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer asset crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Our investigations indicate that Southern Water can facilitate foul sewerage /surface water run off disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:
<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the

following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangement>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

However, if you find any apparatus during the progress of your works appearing to belong to Southern Water Services Limited which is not shown or is wrongly marked on the attached plan(s), it is your duty under Section 80 of NRSWA 1991 to inform Southern Water at your earliest opportunity.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer comment: *A condition and an informative have been added to the permission with respect to the above.*

HCC Arboricultural Consultancy

Woodland TPO 1252 protects off-site trees to the east of the property. However, these are distant from the proposed extension. Other off-site trees have been identified as impacted. These are stated to be five ash trees (T1-5) sited on third party land immediately to the south of 108a. These have been recorded as "Category C" trees. These are trees which would not normally pose a significant constraint to development.

The proposed annexe is sited within the root protection areas of T1-5. As such, there is a risk of root loss arising from foundation construction. However, the Arb Report states that piled foundations will be used. This should reduce the impact to retained trees as it would enable significant roots/masses of fibrous roots to be avoided/bridged over.

Paragraph 19.3 of the Arboricultural Method Statement needs amending as it refers to the erection of tree protection barriers; none are planned for this development. Instead, ground protection is being (reasonably) deployed. Please can this paragraph be amended to reflect this. We won't need to be reconsulted on this so long as these words are exchanged.

Taking into account the limited quality and public visibility of these trees, the proposed works are acceptable. Should permission be granted, please impose a condition requiring adherence to the Arboricultural Method Statement and Tree Protection Plan.

Officer Comment: *the Arboricultural report has been updated as requested.*

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: 1

Comment	Officer Comment
Concern about loss of green space/vegetation.	Noted. See section 7.
Concern that this constitutes overdevelopment of the site.	
Concern that the arboreal survey submitted appears to be incorrect/incomplete, and that the development would impact root structures.	See section 7; impact on trees as a result of the proposal has been assessed. The Tree Officer has not raised further issues regarding the arboreal survey.

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) Impact on trees
- (v) 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.

7.3 Planning permission has already been granted under reference APP/22/00330 to extend the existing bungalow and for a self contained annexe to the front. The proposal seeks to secure changes to that approved under reference APP/22/00330, primarily to relocate the annexe.

7.4 In terms of the use, the proposed annexe would be incidental to the enjoyment of the dwellinghouse and be occupied by family member/s on an ancillary basis only and a second planning unit would not be created and there would be no sub-division of the planning unit. Having regard to the family link between the future occupiers, the shared use of facilities, and the internal link between the properties, it is considered that the use of the annexe would be ancillary to the main dwelling and no sub-division

of the plot or separate planning unit would occur. However, it is considered necessary and reasonable to impose a planning condition requiring the annexe to be occupied on an ancillary basis only, to avoid any future independent occupation.

(ii) Appropriateness of design and impact on the character of the area

- 7.5 The proposal is for a single storey rear extension, alterations to the rear roof line and insertion of obscured side facing dormer window, and a detached self-contained annex.
- 7.6 The single storey rear extension would be located on the southern half of the west elevation, at approximately 4m in depth and 6m in width, and would facilitate a family room adjoining the kitchen. It would be approximately 2.7m in height with a roof light with a height of approximately 0.4m within the flat roof. There would be two windows within the rear/east elevation, patio doors within the north elevation and a window within the south elevation.
- 7.7 The side dormer would be located on the south side of the dwelling. It would have a hipped roof and would have an eaves height of 1.6m, ridge height of 2.4m, width of 1.7m and depth of 2.1m at eaves height and 2.8m at ridge height. The window itself would be obscure glazed.
- 7.8 The rear roof line would be adjusted to create more space on the second floor. The crown roof would be adjusted to bring the ridge line towards the east elevation. The first floor would change from a hipped roof to a rear wall on the rear elevation.
- 7.9 The proposed annex would be L-shaped and would be approximately 12.8m in length, 6.6m in width at the east elevation and 4.6m in width at the west elevation. It would be 3.7m in height to the ridge height of the pitched roof, and 2.4m to eaves height. Within the south elevation would be four windows. Within the north elevation there would be two windows and a set of patio doors. Within the east elevation there would be no windows, and within the west elevation would be a door.
- 7.10 The proposed materials are Marley dark slate tiles, fibre cement cladding, white uPVC windows and glazed doors, and anthracite bricks. The cladding would be located on the proposed first floor elements; the proposed dormer and the rear elevation wall. The rear extension would be constructed with brick to match existing.
- 7.11 The development is primarily to the rear and due to the set back of the dwelling, would not be visible from the street scene, but is considered subservient to the main dwelling. The proposed materials are considered appropriate and in keeping with the main dwelling.
- 7.12 In isolation and in combination, the design and appearance of the proposed additions and alterations are considered to be acceptable in design terms relating appropriately to the recipient dwelling and the character of the surrounding area. The proposal would therefore, meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.13 Single storey rear extension - The extension would be located around 1.5m from the southern boundary. Having regard to its modest height, the existing boundary treatments, modest separation distance and position to the north, it is not considered

that this feature would result in any significant adverse impacts on the amenity of neighbouring properties to the south (No.106). There is sufficient separation distance to prevent any significant adverse impacts on the amenities of occupiers to the north and east.

- 7.14 Dormer extension - This feature would be visible to the occupiers of the neighbouring properties to the south, but as a result of its limited scale would not result in any significant amenity concerns in terms of overbearing impact. The window would offer direct and short distance views into neighbouring gardens that would result in a loss of privacy. However, the window is annotated as obscured glazing on the proposed drawings. It is considered that a planning condition restricting the opening of this window and the use of obscure glazing would be sufficient to prevent any loss of privacy from occurring.
- 7.15 Annex - This element of the proposal would be positioned in a position that is well screened by the boundary treatments. There is a high hedge to the rear and several trees and bushes to the southern boundary. With the annex proposed to be ancillary use, it would be unlikely to result in adverse noise implications on neighbouring properties. The distance from the rear elevation of the annex to the rear elevation of the neighbouring dwelling to the rear is over 12m. This is considered an acceptable distance. Considering this, the proposed annex is unlikely to adversely impact on neighbouring properties in terms of loss of privacy, outlook or light, and is not considered to be overbearing.
- 7.16 Raise of rear roof line - This element would not introduce or change the position of any windows within this elevation at first floor level. The change would increase the mass of this area of the roof, but the distance of over 10m between dwellings to the north and south means that there is unlikely to be any loss of light or outlook to these neighbouring dwellings, and it is not considered overbearing. Consequently, this element of the proposal is not likely to result in any adverse impact on neighbouring dwellings.
- 7.17 In summary, the proposal would have limited and acceptable impact on neighbouring properties in terms of light, outlook and privacy, and is not considered to be overbearing.

(iv) Impact on trees

- 7.18 There are a number of mature trees located on the site boundary around the rear garden but within neighbouring properties. The application is supported by an Arboricultural Impact Assessment and Method Statement indicating how the development can proceed without impacting the health and stability of these features. This document has been considered by the Council's Arboricultural Officer who raises no objection subject to the development proceeding as set out in the report. A condition to this effect is proposed.

(v) Parking

- 7.19 The submitted drawings demonstrate that adequate parking can be provided on site in line with Havant's Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposed alterations and additions are considered to be acceptable in design terms relating appropriately with the recipient dwelling and the surrounding area and would have limited and acceptable impacts on the neighbours of adjoining properties. The proposal would therefore, comply with the requirements of Policy CS16 of the HBLP (Core Strategy) and is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00381 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:

12 Jul 2024	220209 R4 000	AMENDED EXISTING
LOCATION AND BLOCK PLAN		
12 Jul 2024	220209 R4 001	AMENDED EXISTING
LOCATION AND BLOCK PLAN WITH PARKING		
12 Jul 2024	220209 R4 100	AMENDED EXISTING,
APPROVED, PROPOSED GROUND FLOOR PLAN		
12 Jul 2024	220209 R4 101	AMENDED EXISTING,
APPROVED, PROPOSED FIRST FLOOR PLAN		
12 Jul 2024	220209 R4 102	AMENDED EXISTING,
APPROVED, PROPOSED ROOF PLAN		
12 Jul 2024	220209 R4 103	AMENDED EXISTING,
APPROVED, PROPOSED EAST ELEVATION		
12 Jul 2024	220209 R4 104	AMENDED EXISTING,
APPROVED, PROPOSED SOUTH ELEVATION		
12 Jul 2024	220209 R4 105	AMENDED EXISTING,
APPROVED, PROPOSED NORTH ELEVATION		
12 Jul 2024	220209 R4 200	AMENDED PROPOSED
ANNEXE		
12 Jul 2024	220209 R4 300	AMENDED MATERIALS
SCHEDULE		
14 Aug 2024		AMENDED TREE SURVEY
AND REPORT		

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 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately. In addition the outdoor amenity space shall not be subdivided.
Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development shall be carried out in accordance with the Arboricultural Report uploaded 14.08.2024.
Reason: To ensure that the construction process for the development will minimise any adverse impact on trees and therefore maintain the character of the area, having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.