
Site Address: White House, Eastleigh Road, Havant, PO9 2NY
Proposal: Ground and first floor extensions, new access gates and wall.
Application Type: Full Planning Permission
Application No: APP/23/00066 Expiry Date: 24/03/2023
Applicant: Mr Carter
Agent: Critchley Architecture and Design Case Officer: Selina Donophy
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey semi detached dwellinghouse located on the east side of Eastleigh Road, Havant. This property has a slate tiled, hipped roof with white render to the elevations and a gravel driveway leading up the side of the property to the rear where the gravel drive leads into the larger garden area.

2 Planning History

APP/21/00005/TP1 - Making of Tree Preservation Order, UNK, 19/01/2022

3 Proposal

Ground and first floor extensions, new access gates and wall.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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

Arboriculturalist

No comment received

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

Highways

I refer to the consultation on the above planning application and would make the following comments.

The submissions include new access gates and wall. The gates are shown on the submitted Block Plan set back 11 metres from the edge of highway which would give adequate distance to enable vehicles to wait off highway should those gates be closed on arrival. It is noted that gates open inwards and therefore do not compromise that space.

The section of proposed wall close to the highway is some 1m in height which subject to no planting/landscaping above that height immediately behind that wall would offer an improvement to the right on exit from the previous fence and hedging. Visibility to the left on exit is currently reduced by an existing boundary wall and therefore visibility is not further compromised by the current proposal.

The visibility splays shown on the submitted block plan are not correctly shown as those splays should be shown connecting to the nearside edge of carriageway. However, as stated above the proposal does not further compromise the existing level of available visibility and an initial review of the latest 5 years of available Personal Injury Collision

Data shows no recorded incidents at or on the immediate approaches to the existing site access.

Having regards to the above comments, Highways Development Planning are satisfied that the proposal is acceptable in principle however, should any works be required within the extent of public highway (including verge) then the developer should be made aware that subject to any planning permission that may be granted by the Local Planning Authority, that a subsequent permission would need to be granted by HCC as Highways Authority to undertake works on the highway.

The Highway Authority would recommend -

No objection subject to following conditions:

GATES SET BACK PROVISION

Any gates provided shall be set back a distance of 11m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

HARD SURFACE MATERIALS PROVISION

Proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 and highways
- (v) Trees

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the extension of an existing building for purposes ancillary to the enjoyment of the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

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

7.3 This proposal comprises ground and first floor extensions - the first floor extension would be located above the existing playroom and wc and would create a study and ensuite which would feature a side elevation window. The first floor extension would have a double hipped roof with the ridge set just below the main roof ridge. Towards the front of the proposed first floor extension would be a ground floor extension which would create a study/ gym room - this would have a depth of approximately 4.5 metres, a width level with the existing ground floor side elevation and a height of approximately 3.3 metres and would also have a hipped back roof. Proposed materials include materials including roof tiles to match existing.

7.4 Other alterations include the removal of one of the chimneys and alterations to the access which would include new walls and gates to create a driveway area to the south of the site. The walls would comprise of brick and flint to the north eastern section of the driveway which would link with the front curtilage - this would have a maximum height of 1.6 metres, stepping down in height adjacent to the road. The existing wall would be retained to the south western boundary and a new gate and boundary treatment would be erected which would be set back from the road by approximately 11 metres, allowing for space for parking for several cars in the driveway area. There would be a replacement bay window to the west elevation as well as an enlarged porch to the east elevation. The existing pantry which extends forward at ground floor level would also be extended and squared off with a window

added to the side elevation.

- 7.5 The proposed extension and other alterations are not considered to result in harm to the host dwelling which is not locally listed. The extension would have a set down ridge with a hipped in roof and would retain a subservient aesthetic in both design and scale. Materials would also be in keeping with the main property. The changes to the parking area are not deemed to result in harm to the character or appearance of the surrounding area and are also considered to be acceptable additions.
- 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 To the north of the application site is the attached property, Woodlands Cottage . The main bulk of the alterations would be taking place on the other side of the site and therefore would not impact Woodlands Cottage. The alterations to the pantry would be minor in nature and would not result in harm to the amenity of Woodlands Cottage.
- 7.8 To the south of the application site is the Old Stable House . The extension would have a reasonable separation distance from the Old Stable House and no overshadowing impact is anticipated. The first floor side elevation ensuite window would be separated by approximately 18 metres from the closest side window at the Old Stable House however would be obscure glazed .
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 and highways

- 7.10 The proposal would result in a new area of driveway located down towards the front of the property. Highways have been consulted in this regard and have not objected subject to the following conditions :

Any gates provided shall be set back a distance of 11m from the edge of the carriageway of the adjoining highway.

Reason - In the interests of highway safety.

HARD SURFACE MATERIALS PROVISION

Proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

These conditions will be applied to any positive recommendation.

(v) Trees

- 7.11 The proposed driveway would result in the loss of some of the bushes and shrubs which are sited towards the front of the site. These are not protected and the proposal would result in the benefit of the improved safety in access and egress of the site. The proposed extension would be located a reasonable distance away from the closest tree which is located alongside the front boundary of the site and the distance is considered to mitigate against any subsequent harm to this tree. There is an area of TPO area to the south and east of the site however this would be located 25 metres away from the proposed extension. With this in mind the proposal is not considered to result in harm to any trees.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00066 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:

572D	PROPOSED NORTH & WEST ELEVATIONS
571I	PROPOSED EAST & SOUTH ELEVATIONS
477A	EXISTING & PROPOSED ROOF
476B	PROPOSED FIRST FLOOR
21111_475 J	PROPOSED GROUND FLOOR
21111_103 B	BLOCK PLAN

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 Any gates provided shall be set back a distance of 11m from the edge of the carriageway of the adjoining highway.
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.

- 5 Proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

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.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite bathroom window in the first floor on the side elevation facing south west shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.