
Site Address: 39 Beaufort Road, Havant, PO9 3HT
Proposal: Two storey and single storey side extensions and proposed front porch
Application Type: Full Planning Permission
Application No: APP/23/00512 Expiry Date: 14/08/2023
Applicant: Mr Farrugia
Agent: Mr Hindle Case Officer: Ikrame Essalih
BjH Property Services
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 39 Beaufort Road, Havant is a two storey, semi-detached dwellinghouse with an internal garage on the southwest side. The house is constructed in facing red bricks with elements of red timber cladding on front and rear dormers, white UPVC fenestration and a brown tiled hip roof.
- 1.2 The site is located on the southeast side of Beaufort Road and provides two off-road parking spaces, at the front area, on the driveway leading to the garage with a retained grass area. The front boundary is formed by a short kerb separating the private land from the public pavement.
- 1.3 The surrounding area is mainly residential with medium density and comprising two-storey properties and bungalows of similar style and design with some minor differences in dormer windows cladding colours. Similar constructed extensions and other alterations can be identified in the area.

2 Planning History

None relevant.

3 Proposal

The proposal consists of the construction of a side extension composed of two-storey part and a single storey part to the rear of the property. The proposed works would also result in the erection of a new entrance porch at the front elevation.

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)
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 D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Developer Services, Southern Water

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

- The gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Officer comment: *The agent and the applicant have been made aware of the requirement for conducting construction works in proximity of a public foul sewer. An informative will be added to the decision notice*

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	N/A

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

(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 proposed works consists of extending the existing garage to the west side to build a first-floor side extension. The rear part of the extension would be single storey and would form an additional space to the existing kitchen, while the front part of the proposed side extension would be a two-storey with an enlarged garage at the ground floor and a new bedroom at first floor level. The works would also involve the creation of an office space at the central front part of the upper-floor. The extensions' walls would be constructed in facing brickwork, the windows and doors in white UPVC, and the main roof in concrete tiles all matching the existing ones. The rear part of the extension and the dormer roofs would be felted flat roofs also matching the existing ones. These works are considered to be in keeping with the context of the main dwellinghouse.

7.4 The proposed two storey extension would be visible from the public realm. In accordance with Havant Borough Design Guide, this type of extensions should be set back from the building line and have a lower ridge height. The amended plans show that the ridge height would be lowered by approximately 300 mm and that the new roof would be set back from the rear following the same roof pitch of the main dwellinghouse while the front would be aligned with the existing front building line. As the appearance of the streetscene should be a main consideration in review of this proposal, it should be mentioned that a pattern of side extensions with similar design and roof ridge heights, on the same building line and located on top of side garages of main dwellinghouses can be identified. Also, the distance between the proposed extension and the adjacent property at No.41 combined with an additional gap at first floor level provided by the neighbouring existing garage would minimise an adverse impact of 'terracing effect'. Consequently, in this particular case, the proposed

extension is deemed to be subservient to the main dwellinghouse by virtue of the proposed width, design and lowered ridge height. Therefore, the proposal is considered to be in keeping with the main dwellinghouse and reflecting the character of the area and streetscene.

- 7.5 The proposed works also comprise the replacement of the existing upper-floor bedroom window on the rear elevation by a Juliet balcony and the erection of a new porch. The size and design of the Juliet balcony is considered to fall within normal permitted development allowances. Therefore, whilst applied for as part of the overall proposal, when considering the permitted development 'fallback position' available, this feature is not considered to give rise to any harm to the character of the streetscene or adjoining properties.
- 7.6 At the front elevation, the proposed porch would have a depth of 1.5 metres, a width of 2 metres, an eaves height of 3 metres and an overall height of 3.7 metres with a pitched roof. It would be constructed with facing brickwork and concrete tiles matching the materials on the existing property. The design of the proposed structure is deemed appropriate and of high quality design, thus would not have a negative impact on the character of the streetscene
- 7.7 Considering all of the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene 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 and character of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposed side extension would be flush to the south-western elevation of the main dwellinghouse and positioned at approximately 600 mm from the southwest boundary line. Considering the position and proximity, it appears that the main impact to assess would be in regard to the property at No.41 Beaufort Road. In terms of size and location, it is considered that the resulting distance between the two properties would not be potentially different from the existing one of approximately 800 mm from the boundary line. Therefore, considering the lowered ridge height of extension's roof, the accumulative separation distance between the two properties and the position of the proposed first floor vis-à-vis the neighbouring property, it is deemed that the proposal would not be overbearing and would result in a limited and acceptable impact on the adjacent property on the southwest side.
- 7.9 The amended plans show a proposed rear door to the enlarged garage which would be fronting the property at No.41. However, it has been confirmed with the applicant that a fence of 1.8 metres in height would be reconstructed prior to the above ground works. A planning condition would be attached in this regard. Furthermore, there are no windows proposed on the south-western side elevations and as the only window located on the side elevation of property No.41 and facing the development is serving a landing, it is considered that there would be no adverse impact on residential amenity of both properties' occupiers in terms of overlooking, loss of privacy or loss of view and daylight.
- 7.10 On the north-eastern side of the application site, the attached property at No. 37 to the application site, is considered to be at sufficient distance to receive any harmful impact from the side elevation. The rear part of the side extension would be mainly screened by the existing rear structure as it is kept at single storey level. Furthermore, the bi-fold

doors and rear window serving the kitchen would be positioned at an appropriate distance to have any impact of overlooking onto the neighbouring property.

- 7.11 Facing the front elevation of the proposed development, there is an existing green area with mature trees which could be considered as a visual buffer zone to the properties on the opposite side of the road. Furthermore, the separating distance is deemed sufficient for the development to have any adverse impact on residential amenities facing the principal elevation of the property.
- 7.12 On the south-eastern rear side, the property backs onto Bidbury Junior and Infant Schools. The level of overlooking would not be potentially different from the existing one, which is considered to be minimal.
- 7.13 Overall, it is considered that the proposed development would not be dominant or 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 matters

- 7.14 The property contains two existing bedrooms at first floor level. The proposal would result in an additional bedroom; thus, the required number of car parking space would remain the same. However, the existing garage dimensions are considered to be smaller than the minimum requirement for an indoor parking space. The proposed works on the garage would result in an increase of the width and size allowing for a potential car parking space, in addition to the current car parking space at the front of the property, on the paved area. Therefore, the proposed works and current provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is admissible in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring amenities and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00512, 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:

	Block Plan
	Location Plan
07/2324	Existing Floor Plans & Elevations
07/2324 A	Proposed Plans & Elevations & Sections & Notes
	Agent email confirming proposed porch dimensions

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 No above ground construction works shall take place unless and until a fence with a height of 1.8 metres separating the rear gardens of the application site and property at No.41 Beaufort Road, has been erected in accordance with the approved plans. The fence shall thereafter be retained and maintained.

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