
Site Address: 6 Shawfield Road, Havant, PO9 2SY
Proposal: Two storey rear extension including new cat-slide roof and dormer;
re-roof existing garage; decking to rear of 700mm height.
Application No: APP/20/00902 Expiry Date: 04/12/2020
Applicant: Mr and Mrs Salt
Agent: Mrs Fox Case Officer: Selina Donophy
 Critchley Architecture and
 Design Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two storey dwellinghouse located on the east side of Shawfield Road, Havant. This property has a pitched roof with brickwork to the ground floor levels, cream coloured render at first floor and tiling to the roof slopes. Access to the site is located at the end of Shawfield Road, where the road forms a cul-de-sac and the property is slightly set back, with parking space for multiple vehicles towards the front and side of the property - there is a detached garage situated alongside the north (side) elevation, set back behind the main property.

2 Planning History

04/50880/001 - Application to crown reduce by 30%, crown thin by 10% an Oak (T1) subject of TPO 1233., PERM,22/12/2004
05/50880/002 - The erection of a new chalet with 3 bedrooms and an external garage., UNK,
05/50880/003 - Construction of 1No. 3 bedroom detached 'chalet' bungalow with attached garage and new access to Wade Court Road., WD,23/09/2005
06/50880/004 - Construction of 1No. 3 bed dwelling with detached garage utilising a new access to Wade Court Road. (Revised Submission)., REF,30/05/2006
07/50880/005 - Removal of existing lounge. Two storey and single storey extensions; front canopy; alterations to fenestration and pitched roof to detached garage. , PERM,19/12/2007
07/50880/006 - Erection of 1No. 4 bed dwelling with detached garage and new access onto Wade Court Road., PERM,19/12/2007
08/50880/007 - Erection of 1No. 5 bed dwelling with detached garage and new access onto Wade Court Road. , PERM,02/09/2008
APP/10/00781 - Discharge of Condition No's 2-6 of Planning Permission
08/50880/007., PERM,07/01/2011
APP/15/01171 - Replacement of chain link fence with 1.8m high close board fence & pedestrian gate., PERM,18/12/2015

3 Proposal

Two storey rear extension including new cat-slide roof and dormer; re-roof existing garage; decking to rear of 700mm height.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

A Tree Protection Statement and plan has been submitted however there is no tree to protect as it was removed under the TPO exceptions in 2019. These plans should therefore be removed from the application. I have no objection to the application.

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the site. The exact position of the public assets must be determined on site by the applicant.

Please note:

- The 225mm diameter gravity foul 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 access for maintenance.

- 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 a public sewer.

- All existing infrastructure should be protected during the course of construction works.

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

Furthermore, 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 a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

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

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: 5

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
- (v) CIL

(vi) Trees

(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 This proposal comprises a two storey extension to the rear and the extension of the pitched roof to the side to form a catslide roof slope allowing for a dormer to the rear. The proposal also includes the re-roofing the garage and the addition of decking to the rear to a height of 700mm. The extension of the roof slope forming the cat slide roof would be located close to the northern elevation and this roof space would incorporate the dormer proposed which would have a pitched roof with a height of approximately 2.5 metres, a width of 2 metres and a depth of 2.5 metres. This would allow for the reconfiguration of rooms at first floor level and specifically the enlargement of the existing rear bedroom. This application also proposes a two storey extension sited to the rear - this would have a pitched roof in continuation of the ridge line of the main roof and this would form a projecting gable end to the rear. The two storey element would have a depth of approximately 3 metres and a width of 4.7 metres and this would create a dining room at ground floor level and an enlarged bedroom 1 at first floor level. It would incorporate roof lights either side of the roof slope to the north and south elevations, serving the rear bedroom, which would also be served by a first floor window to the rear elevation. At ground floor level would be a window sited on the south elevation (side) serving the dining room and to the rear would be large bi-folding doors leading out onto the proposed decking area. Materials proposed include brickwork and render to match existing- the dormer would be tile hung with tiles to match the existing roof, and the roof tiles to the extensions would be in plain clay tiles to match the existing roof tiles.
- 7.4 Other alterations include the re-roofing of the garage in EPDM as well as decking to the rear which would extend to a depth of approximately 4.2 metres, would come level with the side elevation wall of the proposed two - storey extension and would stop at the existing garage. A new window is also proposed to the front elevation which would serve an ensuite.
- 7.5 The proposed alterations would be mainly located to the rear of the property and therefore visibility from the public realm would remain limited. The two storey extension to the rear is judged to be subservient in scale and appearance to the main property, and is considered to be easily accommodated within the plot without resulting in overdevelopment. The materials proposed, which include brickwork to the ground floor and render at the upper levels would all match that of the existing property, also aiding in achieving an appearance which is in keeping with existing. The dormer proposed to the rear is considered to align with guidance as set out in the Havant Borough Design Guide in that it is generally modest in scale, with a pitched roof which relates to the roof pitch visible on the main roof slope and therefore the proposals are deemed to accord with Policy CS16 of the HBLP (Core Strategy).
- 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 no 13 Shawfield Road which is a detached dwelling which is set back behind no 13 . The additions proposed to the application property sited closest to this side boundary comprise the extension to the cat slide roof slope and the dormer which would be set off the side boundary by approximately 3 metres with a 4.6 metre gap retained between the properties. Although the dormer would extend further back, there is already an existing first floor window in this location and therefore the dormer is not judged to cause any significant increase in overlooking to this side, neither are the proposals judged to have any overbearing or overshadowing impact upon this property.
- 7.8 To the south of the application site is no 15 Shawfield Road which is a detached dwelling which extends slightly further back than no 9. The proposed two -storey extension would come level with the rear elevation of no 15 and would be set off the side boundary by approximately 3.5 metres, with 5.7 metres gap between both properties. There is a ground floor , side elevation window located at no 15 , set back towards the rear, and the extension may have some impact upon this window, however this is not judged to be overly harmful due to the siting of the buildings, with no 9 to the north, and the dual aspect nature of the window, as the room this serves has windows located to the rear also. The rooflights are not judged to result in any harmful overlooking and the proposed decking also is not judged to cause any overlooking to neighbouring properties.
- 7.9 To the rear of the site is Wade Court Road and beyond that no's 20 and 22 Wade Court Road. The rear garden of no 9 is approximately 29 metres in length , with Wade Court Road acting as a buffer between the dwellings- the proposals are not judged to have any impact upon the amenity of these properties.
- 7.10 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

- 7.11 There is no increase in bedroom number as a result of this application and therefore no further parking allocation is required.

(v) CIL

- 7.12 Additional floorspace would not amount to more than 100 square metres and therefore this is not CIL liable.

(vi) Trees

- 7.13 Records show there to have been a TPO oak tree located towards the rear of the site however this has since been felled following disease. The Council's Arboriculturalist has been consulted and has stated that : *A Tree Protection Statement and plan has been submitted however there is no tree to protect as it was removed under the TPO exceptions in 2019. These plans should therefore be removed from the application. I have no objection to the application.*

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00902

(A) 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:

101 Location and proposed block plan
401B Proposed floor plans
501B Proposed elevations

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.