
Site Address:	110 Southleigh Road, Havant, PO9 2PS		
Proposal:	Part two storey, part single storey side extension.		
Application No:	APP/20/00774	Expiry Date:	27/10/2020
Applicant:	A Sakutkwa		
Agent:	Mr Walker	Case Officer:	Joseph Toole
	Parkers Design		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

110 Southleigh Road, Havant, is located to the south east side of Southleigh Road. The application site is a detached two storey property comprising of brown brick and grey roof tiles. Vehicular access is off Southleigh Road with parking to the side.

The property is located within a residential area with properties differing in size and design.

2 Planning History

No relevant planning history.

3 Proposal

Part two storey, part single storey side 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)

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

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 6

Comment	Officer Comment
Loss of privacy	Please see section 7.
Loss of light (evening light)	
Large scale of development out of keeping with the existing property and surrounding area	
Overbearing development	
Access Concerns	

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

- (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 development would involve a part two storey, part single storey side extension. The existing garage would be removed and replaced with a two storey side extension attached to the main dwellinghouse. It would serve as a dining room, gym and utility room on the ground floor and 3 bedrooms and an en-suite on the first floor. It would extend out from the side wall of the original dwellinghouse with a maximum width of approximately 7.9 metres, a depth of approximately 8 metres with a maximum height of 7 metres no higher than the existing ridge of the property. It would cover the floor area of the garage and fill in the gap inbetween. To the front/side of the property a new single storey garage would be constructed. It would have a width of approximately 7.9 metres, a depth of approximately 5 metres and a pitched roof with a maximum height of approximately 5 metres.
- 7.4 CS16 of the Havant Borough Core Strategy 2011 states planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax. The development should use characteristics of the local area into the design of the new development including height, massing, existing building lines, plot widths, and depth and materials and proportions of windows and doors. Furthermore, the Havant Borough Design Guide SPD states generally extensions should not be bigger than the main building and therefore should appear smaller in mass and height. It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. From conducting a site visit the proposed development is considered to be of large scale and not appear subservient to the host dwelling. Furthermore, it would be much larger than the other properties in the area thus not being inkeeping with the character of the area.
- 7.5 The proposed development would have sand and cement render with tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.6 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

(iii) Effect on neighbouring properties

- 7.7 CS16 of the Havant Borough Core Strategy 2011 states planning permission will be granted for development that does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking. To the front of the property there would be a door and 4 rooflights in the proposed garage. There would be two first floor windows and three rooflights in the two storey side extension. This is not considered to overlook any immediate private amenity space facing the fronts of the properties opposite.
- 7.8 To the north side facing No.6 and No.5 Spindle Warren there would be three ground

floor windows and three first floor windows on the proposed two storey extension. This is considered to partly overlook the immediate private amenity space of No.5 Spindle Warren. Furthermore, due to its orientation the proposed development would result in the loss of light on No.6 and No.5 Spindle Warren and also appear overbearing due to its scale of development.

- 7.9 On the east side there would be two ground windows and three first floor windows on the proposed two storey extension. This is considered to also overlook the immediate private amenity space of No.5 Spindle Warren having a direct view over their rear garden. This is considered an unacceptable impact on residential amenity.
- 7.10 The scale of the proposal would cause unacceptable harm to the amenity of neighbours through the loss of privacy and overbearing nature of the development and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy.

(iv) Parking

- 7.11 The proposed development would result in the increase of bedrooms from 4 to 7, therefore 3 car parking spaces need to be provided according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces in the form of the double garage and driveway to front/side of the property.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have an unacceptable and significant impact on neighbours properties and the locality and is therefore considered to be inappropriate and recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00774

- 1 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, contrary to the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality. In accordance with guidance in the NPPF permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 2 The proposal by reason of its height, mass, bulk, design and siting would result in an overbearing impact in relation to the neighbouring properties of 5 and 6 Spindle Warren. In addition the proposed windows would result in unacceptable over looking and loss of privacy to neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.