
Site Address: 33 Langstone Road, Havant, PO9 1RB
Proposal: Single storey side and rear extensions to include balcony with new double garage and alterations to front boundary wall.
Application No: APP/20/00446 Expiry Date: 05/08/2020
Applicant: Mr and Mrs Lowder
Agent: Miss Roberts Case Officer: Selina Donophy
 Critchley Architecture and
 Design Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, barn hipped dwellinghouse located on the west side of Langstone Road, Havant. This property has a tiled roof with painted brick and cladding to the elevations, it is set back from the highway by approximately 13 metres, partially screened from the road by a hedge screening sited along the front boundary. Towards the south of the site, located alongside the side boundary is a detached garage with a hipped roof and rollershutter door and to the east is the rear garden.

2 Planning History

APP/10/00147 - Crown lift by 2.3m and crown thin by 20% 1No. Beech tree subject to TPO 0091., PERM,02/07/2010
APP/16/01277 - Crown reduce lower eastern sector by 4m 1No. Beech, within Group 1, subject to TPO 0091., PERM,18/01/2017
APP/20/00739 - Crown reduce 1No. Copper Beech (Tree A on plan) by 2.5m. Subject to G2 of TPO 0091., INV,

3 Proposal

Single storey side and rear extensions to include balcony with new double garage and alterations to front boundary 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)

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

Arboriculturalist, Havant Borough Council

Given the surfacing already in situ at the front of the property and distance of the trees from the proposed development there should be no impact on the trees provided the work is carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan.

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Hampshire Highways

As the application is for 5 dwellings or less, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority -

<http://www3.hants.gov.uk/highways-development-planning.htm>

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
letter dated 5.10.20- 'We have reviewed the plan and do not object to the planning proposal'	Noted.

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) Trees
- (v) Access

(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 single storey extensions to the side and rear as well as a detached garage sited towards the front of the site and a balcony on the flat roof of the extension to the rear. The proposed side extension would be sited between the existing detached garage and the main property as well as to the rear of the garage, although set in slightly off the side boundary and this would extend 5 metres back from the rear of the garage and would have a height of approximately 4.1 metres and a hipped roof. To the rear elevation would be a door leading out from the newly created bedroom 3 /gym and a window serving a bathroom - to the front the front door / entrance would be relocated to the infill extension. The single storey extension proposed to the rear elevation of the main property would follow the demolition of the existing conservatory and would have a depth of approximately 3 metres and height of 3 metres and would have a flat roof. It would also incorporate a set of bi-fold doors which would serve an enlarged living space situated in the extension and windows to the north and south sides. A timber canopy is also proposed to the rear which would extend 3 metres beyond this with a height of 2.4 metres and a width of around 10 metres. The existing first floor window to the rear elevation would be replaced with a set of double doors allowing entrance to the flat roof terrace - 1.7 metre obscured screening is proposed to the north and south sides of the balcony, with balustrading to the rear. Materials proposed include render and stone painted brick, both to match existing. The proposed alterations would not be highly visible from the public realm and with most of the alterations proposed at single storey level, impact upon the character of the area is judged to be acceptable.

7.4 This proposal also includes a new detached, double garage situated towards the front of the property, close to the front boundary. This would follow the removal of the existing hedgerow to be replaced with a brick wall with pillars and fence above reaching a height of 2.3 metres- a gate is also proposed to the front which would be inward opening and set back from the front curtilage. The garage design has been amended to reduce the ridge height - following amendments the dimensions of this would have a height of approximately 4.1 metres, width of 6.2 metres and depth of 6.2 metres, with a barn hip roof and materials comprising roof tiles to match the main house as well as light timber cladding to the elevations. Although following the removal of the hedge to the front, the garage would appear a fairly visible feature

from the street, exacerbated by the general pattern of development on this side of the road, which remain set back from the road. Despite this, on balance it is considered that the addition would not be highly detrimental to the streetscene as it is set at single storey level, with a reduced ridge height and materials that are judged to be relatively unobtrusive in appearance. It is noted that there are also other examples of outbuildings/garages to the front of the curtilage on the opposite side of Langstone Road. The brick wall and fencing are judged to be acceptable within the context of the surrounding area.

- 7.5 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

- 7.6 To the north of the application site is no 31 Langstone Road where the properties are separated by approximately 2.5 metres and no 31 has a conservatory sited towards the rear. The single storey extension is not judged to cause any significant harm to the amenity of no 31, with the window proposed separated by the fence in terms of outlook. Screening has been proposed to the first floor balcony to mitigate against any overlooking to this side.
- 7.7 To the south of the application site is no 35 Langstone Road- this property is set very close alongside the side boundary shared with no 33. There are also windows set on the side elevation which serve a bathroom and bedroom. Officer concerns have been raised in regard to impact upon the bedroom window at no 35 as this is the sole window serving a bedroom and the side extension would have impacted light received by this window due to the close proximity of the build to this side boundary. Amendments have been received which have now set the building line off this boundary by approximately 1 metre. Upon consideration it is judged that, with the set off, accompanied by the roof slope sloping away from this side, the existing fence line and noting the lack of objection, that the siting of this addition would now be acceptable. Screening would be proposed to both sides of the balcony and would therefore reduce views towards no 35 also.
- 7.8 To the rear of the site are the rears of properties 10 and 12 Longmead Gardens. The rear balcony area is not judged to result in harmful overlooking towards the rear of these properties due to the screening located along the rear boundary and the set off of the length of the rear garden.
- 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) Trees

- 7.10 There are TPO group trees located towards the front and rear of the property. For this reason the council's Arboriculturalist has been consulted in regard to this application. They have stated that this proposal should not result in harm to the trees on the condition that the work is carried out in strict accordance to the Arboricultural Method Statement and Tree Protection Plan.

(v) Access

- 7.11 The access proposed would not be changing although there would be the addition of a double gate proposed . As the gate would be set back from the public highway and would be inward opening, these are not judged to have any harmful safety impact upon the highway. Hampshire Highways have been consulted and do not object in regard to the scheme.

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/20/00446

(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:

Garage materials elevations confirmation email received on the 09.11.2020
Garage roof materials confirmation email received on the 03.11.2020
103A Tree plan
102 C Amended block plan
402 C Amended proposed floor plans
403 A Amended garage elevations
502 C Amended proposed elevations
Tree protection method statement received on the 14.07.2020
Application form received on the 10.06.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 5 The 1.7m high side panels as shown on Drawing Number 502C to the north and south sides of the proposed first floor balcony hereby approved shall be obscure glazed to no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) provided prior to the balcony first being brought into use and retained and maintained thereafter in accordance with the approved details.

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