



Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1\* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

None.

**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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

**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 proposal is for a substantial extension which includes a two storey and single

storey addition on the western side of the property, a two storey and single storey rear extension on the eastern side of the property together with a new front porch and canopy, additional render and new cladding. The scheme would be visible from the public realm with the property being approximately 7 metres from the highway.

- 7.4 The existing garage and conservatory will be demolished and the two storey element of the extension on the western side of the property comprises a new integral garage and utility room at ground floor and one extended and one additional bedroom at first floor. The width of the two storey element is 2.9 metres with a depth of 8.3 metres. It would have a pitched roof with roof lights and would match the existing eaves height of 4.9 metres and ridge height of approximately 7.7 metres.
- 7.5 The single storey rear addition would extend across the existing rear elevation of the property and the proposed two storey side extension, providing a new kitchen and dining area. It would have a width of 9.75 metres and a depth of 4.5 metres with a flat roof to a height of 2.85 metres and roof lantern taking the total height to 3.35 metres.
- 7.6 The first floor rear extension on the eastern side of the property would project over the new single storey rear extension and have a width of 4.8 metres and depth of 3.3 metres incorporating a bedroom forming part of a master suite following the re-configuration of the first floor accommodation and including a Juliet balcony on the rear elevation of this addition. It would have a pitched roof with roof lights to an eaves height of 4.9 metres and ridge height of 7.1 metres.
- 7.7 The single storey front extension comprises part of the new garage, together with an extension to the entrance hall which would project 1.2 metres beyond the existing front elevation and a canopy which extends to the eastern edge of the property. It would have a flat roof with a glass section and is 2.9 metres high. The external finishes will be predominantly render with new cladding
- 7.8 Whilst it is acknowledged the proposal would result in a generous increase to the original volume and footprint of the property, it is judged the scheme can be comfortably accommodated within the extent of the site and sufficient rear amenity space would be retained.
- 7.9 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

7.10 Impact on 19 Southbrook Road side/west

This property is situated to the west of the application site on a plot of a similar size. The main part of the scheme is on the western side of the property and would be situated approximately 1 metre from the property boundary, with the eastern elevation of this property a further metre away. There are no first floor side windows in the proposal and the eastern elevation of this property does not have any side windows.

- 7.11 The width of the two storey element is 2.9 metres with a depth of 8.3 metres. It would have a pitched roof with roof lights and would match the existing eaves height of 4.9 metres and ridge height of approximately 7.7 metres. Although there is a window in the rear elevation of the two storey extension, it is of a modest size and not

considered to result in any additional overlooking or loss of privacy to the rear amenity area of this property, due to existing rear first floor windows.

- 7.12 The single storey rear addition would extend across the existing rear elevation of the property and the proposed two storey side extension, with a width of 9.75 metres and a depth of 4.5 metres with a flat roof to a height of 2.85 metres and roof lantern taking the total height to 3.35 metres.
- 7.13 Whilst there are windows in the western elevation of the single storey rear extension, the amount of glazing is considered comparable to that of the existing conservatory and it is judged there would be no additional overlooking or loss of privacy as a result.
- 7.14 The proposal does not project beyond the rear elevation of this property either at ground or first floor and it is therefore considered a reasonable outlook will be maintained from the closest windows of this neighbouring property.
- 7.15 Although the extension would project a total of 2.6 metres from the front elevation of this property - 1.4 metres at two storey and 1.2 metres at single storey, it does not fall within the 45 degree overshadowing zone of the windows in the front elevation and it is considered any resulting impact would be not be harmful.
- 7.16 The two storey extension on the eastern side of the property only has roof lights on the western roof slope and whilst it projects 3.3 metres from the rear elevation of the existing property, the western elevation of the extension is 6 metres from the boundary with this neighbouring property. There is a substantial amount of glazing and a Juliet balcony in the rear elevation of the first floor element which could be perceived to increase the level of overlooking to the rear amenity area of this property. However, a degree of overlooking already exists from the current rear first floor windows of the application site and it is deemed any additional overlooking would not be unacceptable.

Impact on 23 Southbrook Road side/east

- 7.17 This property is situated to the east of the application site, again on a plot of a similar size. The scheme on the eastern side of the property is the single storey rear extension and the first floor rear extension over part of this. The addition would be a continuation of the eastern elevation of the property, maintaining the 0.9 metre distance to the boundary with the western elevation of this property a further 0.9 metres away.
- 7.18 There are two rooflights in the new extension, and one new small window serving an ensuite in the existing eastern elevation which is to be obscurely glazed. There is a small secondary window at first floor in the western elevation of this neighbouring property, however it is judged any impact would not be unacceptable.
- 7.19 The extension would have a total depth of 4.5 metres with 3.3 metres at two storey with a roof which pitches away from eastern boundary and 1.2 metres at single storey with a flat roof, projecting approximately 0.6 metres from the rear elevation of the single storey addition at this property.
- 7.20 The siting of the proposed extension could be considered to lead to a loss of light to this neighbouring property. However a 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the windows number 23. It is therefore considered a reasonable outlook would be retained from

the closest neighbouring windows at this property.

- 7.21 There is a substantial amount of glazing and a Juliet balcony in the rear elevation of the first floor element which could be perceived to increase the level of overlooking to the rear amenity area of this property. However, a degree of overlooking already exists from the current rear first floor windows of the application site and it is deemed any additional overlooking would not be unacceptable.
- 7.22 The front canopy would project a total of 1.2 metres from the front elevation of the application site and would be only slightly forward of the garage door of this property.
- 7.23 The two storey extension on the western side of the property does not extend beyond the existing rear elevation of the application site and it is deemed any effect of this part of the scheme would be minimal on this property. The impact is therefore considered to be acceptable in planning terms.

Impact on 28 Southbrook Road and 21 Longmead Gardens opposite/south

- 7.24 These properties are situated opposite the application site and whilst the development would be visible, there is a distance of 28 metres from the front elevations of these properties to the front elevation of the application site. The proposed cladding and render, together with the new front canopy and boundary treatment would upgrade the external appearance of the property and have minimal effect on the occupiers of these properties. The impact is therefore considered to be acceptable in planning terms.

Impact on 41, 43 and 45 Southbrook Road rear/north

- 7.25 These properties are situated to the rear of the application site. There is a substantial amount of glazing in the rear elevation of the proposal both at ground and first floor, together with a Juliet balcony which could be perceived to increase the level of overlooking to these properties. However, there is a distance in excess of 30 metres from the proposed rear part of the extension and the rear elevations of these properties which meets the 24 metre distance recommended in the Havant Borough Council Design Guide SPD. Furthermore, a degree of overlooking already exists from the current rear first floor windows of the application site. The impact is therefore considered to be acceptable in planning terms.
- 7.26 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

- 7.27 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

## **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/20/00887 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Drg no. 004PD101 Rev A Location plan, block plan; proposed floor, roof and elevation plans  
Drg no. 004PD102 Rev A Existing floor, roof and elevation plans

**Reason:** - To ensure provision of a satisfactory development.