

Recommendation: **GRANT PERMISSION**

3.1 The proposal is for the construction of a two storey side extension following the demolition of the existing garage; two new windows at first floor in the north western elevation; render the whole house white; replace the tiles on the side elevation and new extension to grey hung tiles.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructure-charges>

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Officer comment: Informatives recommended.

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: 14

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
- (v) Flooding

(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 the construction of a two storey infill extension to the north western side of the property fronting Hambledon Road, replacing the existing garage, together with a render finish to the whole property and replacement tile hanging. Due to the corner location of the property the proposal would be visible from the public realm, although it is set back 10.5 metres from Hambledon Road and 3.8 metres from Charlesworth Drive.

7.4 The extension would be built on the site of the garage with no increase to the footprint of the current property. The eaves height would match that of the existing property and the extension would have a pitched roof to a height of approximately 6.5 metres which is 0.4 metres lower than the existing ridge.

7.5 The scheme has a depth of 4.94 metres and width of 4.89 metres (which includes a small projection of 1.18 metres beyond the front elevation) and would continue the line of the north western elevation maintaining the 0.7 metre distance to the property boundary. The development, together with the existing additions to the property would result in a generous increase in the overall volume of the original dwelling, however there is no increase in the current footprint, it is of a cohesive design which relates well to the existing dwelling and it is judged can be adequately accommodated within the extent of the site. The proposal is considered to be subservient to the main dwelling by virtue of the proposed width and height .

- 7.6 The proposed render would feature on both the new extension and current property and together with the replacement tile hanging would upgrade the external appearance of the property.
- 7.7 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

Impact on 120 Hambledon Road

- 7.8 This property is adjacent to the application site and is set forward of number 1 Charlesworth Drive. The proposal is to replace the existing garage with a two storey infill extension on the same footprint and would follow the line of the existing side elevation. This would retain the 0.7 metre distance to the property boundary with the side elevation of this property a further 3.8 metres away beyond its attached garage. The proposal would not project beyond either the front or rear elevation of this property.
- 7.9 Whilst there are two windows in this elevation they are of a limited size serving the stairwell and landing and it is deemed any resulting impact would not be unacceptable.
- 7.10 There are no side windows in the extension, however two new first floor windows are proposed in the existing side elevation facing this property. The floor plans show that they are to serve an en-suite and bathroom. To prevent overlooking, amendments were sought to these first floor fenestrations which will be obscure glazed and non-opening below 1.7m in order to overcome the likelihood of overlooking.
- 7.11 It is considered the proposed new render would upgrade the existing appearance of the dwelling and not result in any undue harm to this property.

Impact on 2 and 3 Charlesworth Drive

- 7.12 Apart from the 1.18 metre projection from the front elevation, only the proposed rendering of the dwelling which the agent has confirmed would be white, would be visible from these properties. It is considered these properties are a sufficient distance away for any impact to be minimal.

Impact on Flats 1-10 Kingsland Court and Ben Hall, Hambledon Road

- 7.13 There is a distance of approximately 35 metres between the front elevation of 1 Charlesworth Drive and the front elevations of these properties which are opposite the site and is therefore considered they are an appropriate distance away for any impact to be negligible.

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from four to five, together with the loss of the existing garage, 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 show four on site spaces and a condition is recommended to retain a minimum of three spaces for parking at all times.

(v) Flooding

- 7.15 The site is located within flood zone 2 making it vulnerable to flooding. As the additional footprint of the extension will not exceed 250sq. metres, a flood risk assessment has been completed stating that floor levels will be set no lower than existing levels and flood proofing is to be incorporated where appropriate.
- 7.16 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.

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/19/00949 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 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.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample or details of the proposed render 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.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PG 01 Design 3A Existing ground floor plan
Drg no. PG 02 Design 3A Proposed ground floor and parking plan
Drg no. PG 03 Design 3A Existing first floor plan
Drg no. PG 04 Design 3A Proposed first floor plan
Drg no. PG 05 Design 3A Existing elevations plan
Drg no. PG 06 Design 3A Proposed elevations plan
Drg no. PG 07 Design 3A Location and block plan

Reason: - To ensure provision of a satisfactory development.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows in the first floor on the left side elevation facing North West shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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