
Site Address:	80 Southleigh Road, Havant, PO9 2QL		
Proposal:	Single storey extensions to front, side & rear. Raising of main roof with front and rear dormers.		
Application No:	APP/20/00543	Expiry Date:	10/09/2020
Applicant:	Mr Downer		
Agent:	Mr C Mallen	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the east side of Southleigh Road, Havant. This property has a hipped roof and projects forward at each end at ground floor level with bay windows either end of the principle elevation . There is a monopitched roof dormer sited centrally in the roof slope at both the front and rear and the dwelling is constructed of tile, brick and white render. Towards the front is space for parking and a lawn area as the property is set back from the road by approximately 16 metres.

2 Planning History

None relevant

3 Proposal

Single storey extensions to front, side & rear. Raising of main roof with front and rear dormers.

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)

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

Community Infrastructure, Planning Policy & Urban Design

CIL liable as the proposed additional floorspace is in excess of 100 sqm.
<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

It is noted that the applicant has submitted Form 9: Residential Extension Exemption Claim Form.

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: 6

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

(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 raising of the ridge and extending the roof slope to create barn hips at each end extensions at ground floor level to the front and rear including a garage to the front of the property . It also includes alterations to fenestration and the addition of dormers to the front and rear roof slopes .

Proposed alterations to the roof :

- 7.4 The ridge height would be raised from the existing height of 6.5 metres to a new total height of approximately 7.7 metres , with barn hips at both ends towards the north and south- this would be constructed from concrete tiles to match existing. It is noted that many of the properties in the immediate vicinity on the east side of Southleigh Road are hipped roof bungalows and have retained the roof as such. The proposed alterations would alter the look of the property within the context of those surrounding it - despite this the increase in height is not considered substantial enough to make the property appear a dominant structure and the barn hips are judged to soften the impact of the alterations to the roof. The existing dormer would be removed and replaced with two slightly larger dormers with approximately 3 metre width with monopitched roofs, sited above each ground floor bay window. Towards the rear roof slope the two dormers proposed would be larger in scale , with widths of approximately 6.7 and 6.3 metres and would both have monopitched roofs also. The Havant borough Design Guide states that dormer windows should appear subservient within the roof slope , generally to be set in from the sides, down from the ridge and up from the eaves. The dormers to the principle elevation would be visible from the highway , however are judged to be reasonably modest in size, constructed of hanging tiles and would be acceptable additions to the roof. The dormers proposed to the rear roof slope, although larger in size would have sloped, monopitched roofs which would be set fairly low in the roof slope and are judged to be generally subservient additions. There are also 3 roof lights proposed to the front roof slope and 1 to the rear which are judged to be acceptable additions.

Proposed extensions :

- 7.5 There is an attached garage sited towards the northern end of the property - ground floor extensions would be proposed forward from this to create a new garage projecting forward from the existing principle elevation and utility room and w/c sited towards the rear. This extension would project forward from the existing garage by approximately 5 metres with a barn hip roof with a ridge height of 5 metres and a width of 5.6 metres and a roller shutter door to the front. The existing gap between the projecting bay windows would be infilled as an extension, with the addition of a projecting gabled porch on posts at the entrance. Although the building line would be set closer towards the highway there would still be approximately 11 metres between the garage entrance and the front boundary, the barn hip roof of the garage is in keeping with that of the proposed main roof slope and the porch would not be harmful to the character of the area. The depth of the property would be increased from approximately 10 metres to 11.6 - this could be easily accommodated within the site and would not be generally visible from the public realm.

- 7.5 Other alterations include the addition of a ground and first floor window to the north elevation as well as alterations to fenestration to the rear elevation which includes the addition of bi-fold doors leading out into the rear garden. Materials proposed include render to match existing with hanging tiles to the dormer walls and concrete tiles to match existing to the main roof.
- 7.6 It is noted that there were non TPO trees on site , however these have been removed prior to the application process, therefore the Arboricultural Officer has not been consulted.
- 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

- 7.8 Towards the north of the application site is no 82 Southleigh Road. There is a separation distance between the two properties of approximately 4.5 metres , with no 80 set off this boundary by approximately 1.5 metres. No 82 has windows at ground floor level to the side elevation facing south as well as one first floor dormer window and windows to the rear elevation. As a result of the proposals there would be a notable increase in mass and bulk brought closer towards this side boundary, although the building line would not be brought closer to the boundary than the existing garage. The height would be increased from the existing eaves height of 2.6 metres for the garage to approximately 5.6 metres to the barn hip of the proposed roof. It is judged there would be some impact upon these windows in outlook and potentially some midday light reduction , however there are also large windows located to the front and rear elevations of the property which are east and west facing. The roof would also have a barn hip which would help to mitigate against overbearing and overshadowing impact alongside the separation distance between the properties.
- 7.9 There would be an additional two windows proposed to the north facing , side elevation at no 80, one at ground floor level which would serve a utility room and one at first floor level which would serve a study. These are not judged to cause any harmful overlooking to private amenity space. The dormer windows towards the rear would have views directly down the rear garden of the application property.
- 7.10 Towards the south of the application site is no 78 Southleigh Road, which is set forward from no 80 . No 80 is set off the side boundary shared with no 78 by approximately 6 metres . There are no additional windows proposed to this side elevation and the set off distance is judged to be substantial enough for the raising of the roof height not to have any significant impact upon amenity.
- 7.11 Towards the rear of the application site is the rear garden of no 2a Fifth Avenue which is approximately 45 metres in length. Following the proposed extensions the rear elevation of no 80 would be set off its rear boundary by approximately 20 metres. Following the increase in roof height of approximately 1.2 metres and the addition of the dormer to the rear which would result in an increase in the number of windows at first floor level there would be some increase in overlooking towards the rear of the rear garden at no 2A. Despite this, there is already a dormer window in the rear roof slope at no 80 so there are already existing views into this space. One of the windows , serving the ensuite would be obscure glazed. In addition the views would be towards the end of the rear garden at no 2A and not back towards the private amenity space ,

and with a set back of 20 metres this is not judged to be notably harmful to the amenity of this property.

- 7.12 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

- 7.13 This proposal would result in a maximum of 4 bedrooms and therefore 3 parking spaces are required on site as stipulated in the Havant Parking SPD. These spaces have been provided towards the front of the site as shown in the parking plan provided with this application.

(v) CIL

- 7.14 This proposal would result in an additional 223.93 m² of floorspace and therefore this would be CIL liable to a sum of £20,313.65 however it is noted that self build exemption has been claimed.

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/20/00543

(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:

Obscene glazing confirmation email received on the 26.08.2020
Block plan (proposed) received on the 15.07.2020
Site plan received on the 15.07.2020
20.02 C Proposed ground floor plan
20.03 C Proposed first floor plan
Parking Plan received on the 16.07.2020
40.81 1 4 C 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the ground floor on the side elevation facing south and the bathroom window on the first floor on the rear elevation facing east 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.