
Site Address:	106 Southleigh Road, Havant, PO9 2PS		
Proposal:	First floor extension and new conservatory to side.		
Application No:	APP/19/00861	Expiry Date:	25/10/2019
Applicant:	Mr Haskell		
Agent:	Mr Spivey	Case Officer:	Selina Donophy
	PWP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, detached dwellinghouse located on the South East side of Southleigh Road, Havant .This is a character property with feature tiles which is set back slightly off the street, with a gravel drive to the front and and TPO tree which screens the East side of the property from the highway.

2 Planning History

APP/19/00587 - Crown reduce height and north sector of 1No. Common Beech (T5) by 2.5m; crown raise 1No, Sycamore (T4) to give ground clearance of 6m; crown reduce 1No. Oak (T2) by 2m overall and crown raise to give ground clearance of 6m; crown reduce 1No. Copper Beech (T8) overall by 2.5m. Subject to TPO 1279., PERM,17/07/2019

3 Proposal

First floor extension and new conservatory to side.

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

No objection to the works

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Dear Sirs With respect to Application No: APP/19/00861 Having received notification of the above application and reviewed the plans, we wish to object on the grounds that: No consideration has been given to the amenity of the adjoining property i.e. 106a Southleigh Road. We would specifically draw your attention to the following points: 1. The roofline of the extension is considerably higher than the existing and the general mass of the roof will be much closer and so will dominate our property considerably. 2. Sunlight and daylight are valued elements in a good quality environment and we believe that these will be compromised if the proposed development were to proceed. We note that the applicants have not provided any shadowfall analysis diagrams in support of their application. 3. We would question the accuracy of the plans submitted in support of this application: (i) the plans, both proposed and existing, do not show correctly the existing roof lines as the character ridge tiles are not shown and no indication is given as to whether they are included in the total height of the proposed building.	Comments have been noted and addressed in the 'impact on neighbour amenity' section below. No discrepancies were found in the plans.

(ii) the North East Elevation Plan appears to show that there is a roof extension between the Northern end of the proposed conservatory to the front of the property. However, this is not shown on either the North West Elevation Plan or the Ground Floor Plan.

(iii) We think it would be helpful in order for the application to be properly determined, that the applicants were asked to provide North West Elevational and Block Plans showing both the applicants property, existing and proposed, and 106a Southleigh Road.

Notwithstanding our objection to this application, should it be decided to grant it consent, we would request that for safety and amenity reasons for ourselves and neighbouring properties, the following conditions should be imposed.

a) No work to be permitted outside normal working hours Monday-Friday, or at weekends and Bank Holidays.

b) Due to the poor visibility of oncoming traffic in both directions as a result of the curvature of the road at this point, no vehicles should be parked on the verges.

c) We note that the applicants have stated the existing shrub border is to remain and, to maintain some degree of privacy between the properties, we would like this to be honoured at largely existing heights.

Finally, if this application is to be taken to Committee, we would like to have the opportunity to speak at the meeting.

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) Impact upon trees

(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 application proposals include first floor extension works incorporating a jetty style overhanging dormer with supporting beam (projecting 0.7 metres) to replace the two existing dormers to the front of the property. The clock tower feature would be removed and the roof to the North Eastern elevation of the property would be heightened, also raising the eaves level. This overall increase in height and projection of both the dormer, eaves and ridge level changes the front facade considerably. The property, although set back slightly from the highway, remains fairly visible from the public realm.

A conservatory is proposed on the North Eastern elevation of approximately 3.5 metre height, 2.2 metre width and 6 metre depth, it would be set back from the front of the property by 5.3 metres and have a pitched roof. It would be set off from the boundary by approximately 0.2 metres. This would not be visible from the street and is deemed modest in scale and design.

There are various proposed changes to fenestration also. There are changes to the style and design of windows to the rear- proposed windows would be uPVC. There is a door proposed to the rear which would be in painted timber. The extended aspects of the roof will be tile clad, continuing the existing tiled theme of the main property and would be slate to match existing. Other materials include facing brickwork which would also match existing. This meets the criteria set out in the Havant Borough Design Guide SPD (2011) where any works retain as much consistency with the design of the main property as is possible.

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

- 7.4 The proposed works are likely to have the most impact upon no 106a, the neighbouring property which sits to the North East of no 106. Comments have been received from 106a in objection to the proposal including concerns regarding the impact of the development on the amenity of the property. Concerns have been raised in particular to the impact of the increase in roof height on overshadowing and overbearingness. The increase in roof height is not deemed to have any significant impact upon the amenity of no 106a for the following reasons. The front garden is already in much shadow throughout the day from the overhanging TPO trees located to the front of both properties. There is also screening on the boundary with 106 in the form of fencing and mature hedging, creating additional shadow. There are no windows on the facing wall of 106a adjacent to the proposal site, meaning the development would not inhibit any access of sunlight into rooms. Furthermore any additional height supplied by the character ridge tiles would not be considered to have any significant overbearing impact upon no 106a.

- 7.5 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) Impact upon trees .

- 7.6 There are two TPO copper beech trees located to the front of no 106 and 106a , one maple to the rear and four TPO trees located on the boundary between no 106 and no 104 Southleigh Road. Comments from the Council's Arboricultural Officer state that these would not be impacted by the proposed works.

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/19/00861

(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:

Existing and proposed ground floor plan 1200 received 30.08.2019
Existing and proposed first floor plan 1210 received 30.08.2019
Existing and proposed North West elevation 1300 30.08.2019
Existing and proposed North East elevation 1310 received 30.08.2019
Existing and proposed South East elevation 1320 received 30.08.2019
Existing and proposed South West elevation 1330 received 30.08.2019
Location and proposed block plan 5619-1100A received 30.08.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used for the first floor extension works shall match in type, colour and texture those on the existing building.

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 2018.

