
Site Address:	10 Brooklands Road, Havant, PO9 3NT		
Proposal:	Single storey side extension and front porch.		
Application No:	APP/18/01238	Expiry Date:	31/01/2019
Applicant:	Mrs Anatasia Dobrovolscaia		
Agent:	Mr D P Manns	Case Officer:	Karen Wooden
	D M Designs		
Ward:	Bedhampton		
Site Visit Date:	22 January 2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow sited on the corner of Penhurst Road and Brooklands Road in Havant. The bungalow is of multibrick construction, with a hipped tiled roof, and currently has an extension to the northern elevation. The boundary to the south and south east is a low level brick wall, with the height of the wall increasing in height along Penhurst Road. To the north of the garden is a detached garage and parking space for one vehicle.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey extension to the northern elevation and porch to the east.

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

Developer Services, Southern Water
No objections.

Environment Agency

Initially concerns were raised due to the proposal being sited within 8m of the culverted Bedhampton Brook "main river". Subsequent information has been provided to which

the Environment Agency have made the following comments:

We have reviewed the additional information and consider that it the dimensions provided in relation to the culvert (Main River) now satisfies our objection and demonstrates that the development will not increase risk elsewhere.

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) Flood risk issues

(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 sited within a residential area which consists of one and two storey dwellings which vary in style and design. 10 Brooklands Road occupies a corner plot and as such both elements of the proposal will be visible from the public domain. The proposed porch is to be added to the eastern elevation, and will extend approximately 1.3m from the existing wall. The proposed materials are to match those of the host dwelling. The proposed rear extension will be visible from Penhurst Road. The boundary lines to the rear garden are currently defined by means of a brick wall to the east, fencing to the west and a mix of wall and the side of the existing detached garage to the north. The proposed rear extension is to be constructed utilising materials to match those of the existing dwelling. The extension in terms of its size and design are considered to be appropriate in context with the existing bungalow.

7.4 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

- 7.5 The proposed porch is to be sited to the eastern elevation and as such it is not considered to have a significant impact on the occupiers of the properties to the north, south or west. The highway of Penhurst Road separates the application site with the closest property to the east (8 Brooklands Road) resulting in a separation gap of approximately 20m.
- 7.6 The proposed rear extension will not be visible from the occupiers of the properties to the south and due to the generous separation gap between the application site and the properties to the north and east, the main assessment has been made as to how the proposal would impact the occupiers of No. 12 to the west. This neighbouring property is a detached bungalow of similar size and design to No. 10 with a rear extension which includes obscure glazed panels to the eastern elevation. The boundary treatment between No's 10 and 12 is 1m high fence panels on gravel boards, with trellis to the top. The plans show the proposal will replace the existing rear extension, and will extend approximately 1.2m further north, with no windows to be inserted into the western elevation. The proposal may result in a small reduction of morning light to the side of the extension of No. 12, however it is not considered that this could be considered significant enough to justify the refusal of this application.
- 7.7 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) Flood risk issues

- 7.8 The application site is located within Flood Zones 2 & 3 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding.

The Environment Agency provides a standard form to be completed by householders within Flood Zones 2 and 3 or details of flood protection measures. The applicant has confirmed that the floor levels within the proposed development will be set no lower than existing levels, and this is shown on the submitted plans. Therefore it is not considered that the proposed alterations will create any further flood risk.

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/18/01238 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:

Location plan - received 27.11.18
Block plan - received 27.11.18
Existing and proposed plan (Rev B) - dated 13.02.19
Flood risk assessment

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.