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Site Address: 13 Langstone Road, Havant, PO9 1RA  
Proposal: Two storey side extension to South elevation to provide additional bedroom at first floor level and lounge and office on ground floor level. Demolition of existing garage and erection of replacement coach house.  
Application No: APP/18/01203                      Expiry Date: 28/01/2019  
Applicant: Mr & Mrs Graham  
Agent: Mr Nunn                      Case Officer: Karen Wooden  
            VRR Design  
Ward: St Faiths  
Site Visit Date: 07/01/2019

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a spacious two storey house with brick and render elevations, set within a generous sized plot. The front and side (north) of the house has been hardsurfaced to provide curtilage parking for several vehicles, and access to a detached garage. The front boundary is defined by a brick wall with hedgerow behind.
- 1.2 The house is located on the eastern side of Langstone Road, which is residential in nature. The properties within close proximity to the site are large detached houses which vary in style and design.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

Two storey side extension to South elevation to provide additional bedroom at first floor level and lounge and office on ground floor level. Demolition of existing garage and erection of replacement coach house.

## **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)  
DM13 (Car and Cycle Parking on Residential Development)

### 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**

- 5.1 No consultees required for this application.

## **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) CIL Liability

(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 proposals will be visible from the public domain, however the current streetscene is diverse, with the immediate neighbouring properties being larger than the application site and of a differing design. Furthermore the design of both the side extension and the garage are considered to be acceptable and sympathetic to the main dwellinghouse.

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 Due to the locations of the proposals it is not considered that the works would have a significant impact on the occupiers of the properties to the east or west.

7.6 The proposed two storey extension is to be sited on the southern elevation of the host dwelling. The submitted plans show four windows are to be inserted in the first floor of this elevation. An amended plan has been submitted to show these windows are to be obscurely glazed and it is recommended that this is conditioned should permission be granted. This will protect the privacy of the occupiers of No. 15. The proposed side extension will be set in excess of 10m from the neighbouring property to the south and will therefore have no impact in terms of light or overbearing.

7.7 The proposal includes the removal of the existing garage and replacement with a coach house style garage which will be one and a half storeys, allowing for storage/games room above. The garage is to be constructed using red stock brickwork with exposed

timber truss and white render to ensure, to match the appearance of the host dwelling. The submitted plans show no windows or other openings are to be inserted into the northern elevation and therefore will not result in any overlooking or loss of privacy to No. 11a. The separation gap between the new garage and No. 11a will be approximately 2m. The boundary treatment between No's 11a and 13 is fencing and mature natural screening and it is therefore not considered that the garage would cause a significant loss of light or have any overbearing impact on the occupiers of this neighbouring property. It is recommended that a condition be attached ensuring the use of this is to be incidental to the main dwelling should permission be granted.

- 7.8 The application is liable to pay the Community Infrastructure Levy as the proposed extension would be in excess of 100 metres squared and the relevant forms have been completed by the applicant. The applicants have applied for self-build relief from this payment and have completed the necessary forms that will ensure exemption from the CIL payment.
- 7.9 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01203 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:  
Design and access statement - received 22.11.18  
Site location plan - 1005-PD100  
Existing plans and elevations - 1005-PD101  
Amended proposed plans and elevations - 1005-PD102 (rev B)  
**Reason:** - To ensure provision of a satisfactory development.
- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the two storey extension hereby permitted the windows in the first floor on the southern elevation facing no. 15 Langstone Road 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.
- 5 The coach house style garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.  
**Reason:** The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.