
Site Address: 13 Southbrook Close, Havant, PO9 1RW
Proposal: Garage conversion to include pitched roof, porch canopy and first floor front extension, cladding to replace tile hanging.
Application No: APP/18/00933 Expiry Date: 12/11/2018
Applicant: Mr Haylock
Agent: Mr Andrews Case Officer: Emma Chisnall
 SDA Planning Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 13 is a two storey detached dwellinghouse situated towards the north end of Southbrook Close in Havant. The dwellinghouse is constructed of a mixture of brickwork, tile hanging and concrete tiles and has an open appearance from the highway with no curtilage boundary to the front. The application site has one exit and entrance onto it with a modest area of hard-surfacing present which combined with the garage to the front of No 13 provides a parking provision for two cars. The remaining space is laid as lawn.

2 Planning History

08/72967/000 - Rear single storey extension., PERM, 12/06/2008

3 Proposal

- 3.1 Garage conversion to include pitched roof, porch canopy and first floor front extension, cladding to replace tile hanging.

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

None

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: 5

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

(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 proposed development shall alter the front of No 13 to include a pitched roof on the garage, first floor front extension, porch canopy and a grey cedar cladding to the front elevation.

7.4 Following a site visit it was noted that the west side of Southbrook Close has a semi-uniform appearance consisting of detached two storey dwellings which are in close proximity to one another. Most have tile hanging to the front but this does differ in colour, design and position on the dwellings offering some variety and differing appearance within the streetscene. The front building line is also varied with No 13 and other dwellings to the south of the road having a single storey projection to a greater depth at the front than other dwellings which alongside the dwellings to the east of Southbrook Close being larger and of different design contribute further to a varied streetscene.

7.5 A cedar grey cladding material is proposed on No 13 to the front elevation only and shall retain the brick detail to the side as existing. Although this shall introduce a potentially new material to Southbrook Close it is noted that a grey cedar colour is fairly non obtrusive and would not appear dominant or significantly out of place within an urban streetscene. Taking into account that No 13 is not visually prominent from

Southbrook Close and that the material shall be retained to a modest amount of the front elevation the works are considered, on balance, to result in an acceptable impact on the streetscene and No 13 itself. Although details have been submitted regarding the material it is considered that a physical sample would aid the assessment on the exact finish and colour of the cladding. It is therefore considered necessary for a condition to be included with the decision to ensure that a sample is submitted to the Local Planning Authority for approval to ensure that it is in keeping to No 13 and the locality.

- 7.6 The proposed development to the front of No 13 shall include the alteration of the roof form above the garage, a first floor front extension and canopy over the entrance. Although this shall alter the appearance of No 13 this is considered to be by a modest amount. The works have been designed to sympathetically fit in and suit the appearance of No 13 with continuing matching roof lines and having a limited depth and width of the proposed development so as to achieve a subservient appearance on No 13 creating an acceptable mass and bulk as a result. The development shall be set back from the highway reducing the visual dominance of the works creating a limited and acceptable impact as a result.
- 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 The proposed development is considered to be set away from both neighbouring adjacent dwellings Nos 15 and No 11 Southbrook Close sufficiently for the development to not lead to any significant loss of light or creation of shadowing. Combined with the modest projection of the first floor development and design of roof which shall be hipped away from both neighbours the development is considered, on balance, to not appear over-bearing nor oppressive from either neighbour. It is noted that a door is proposed to be altered to a window in the side elevation of No 13 however as this would be able to be carried out without the need for planning permission the impact caused as a result is considered to be acceptable.
- 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.

(iv) Parking

- 7.10 The proposed development shall not increase the amount of bedrooms at No 13 but shall convert the existing garage into living accommodation losing one parking provision at No 13 and leaving only one parking space available to the residents. However, it is acknowledged that the proposed garage conversion could be carried out without the need for planning permission and therefore although the remaining provision at No 13 is low and the bedroom numbers are not being increased the development would not substantiate a reason for refusal in this regard and is considered to be acceptable.

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/18/00933 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:

Proposed Block Plan: Received 17.09.2018

Existing and Proposed Ground and First Floor Plan: Received 17.09.2018

Existing and Proposed Front and Rear Elevation Plan with Site Plan: Received 17.09.2018

Existing and Proposed Side Elevations: Received 17.09.2018
Section Plan: Received 17.09.2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a samples of the cladding materials 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.