

Recommendation: **REFUSE PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

No objections to the above proposal

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage.

Officer Comment: An informative shall be included with the decision referencing Southern Waters requirements.

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

(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 single storey flat roof addition is located to the rear of the site and would therefore primarily be viewed from adjacent properties and gardens but not the main highway of Soberton Road.

7.4 Although there is evidence of rear extensions within the immediate area and No 36 itself benefits from an existing conservatory, the proposed works to No 36 are considered to not reflect a typical domestic sized extension. The works proposed to the rear are particularly deep at approximately 7.5m with a width to the east end of 5.45m creating an unacceptable mass and bulk on the original dwellinghouse which is greater in depth than No 36 itself. The works would extend past the existing rear conservatory extension and be more than double in length which is considered to result in a materially harmful impact on the character and appearance of the area and would be contrary to the Borough Design Guide.

7.5 Paragraph 5.39 of the Borough Design Guide States:

Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate. In general flat roofs are not acceptable. The

roof of the extension should mirror that of the main building, in terms of its angle, eaves detail, materials, doors and windows. There may be exceptions to this rule, providing the results do not have an adverse affect on neighbouring properties or the streetscene.

- 7.6 Paragraph 5.41 also goes on to state *"Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing"*.
- 7.7 It is considered that the proposed development by reason of its size and flat roofed design would represent an extension to the existing dwellinghouse that is out of character with the host property and harmful to the visual amenities of the area.
- 7.8 The development is therefore considered to be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.9 The works are proposed to be in line and along the shared boundary with the dwellinghouse to the south No 34 Soberton Road. It is considered that the resulting height and depth hard up to the shared boundary with No 34 would be particularly dominant and oppressive when viewed from the living space along the rear elevation. The development would reduce light levels reaching this habitable space and create some over-shadowing particularly in the morning as sun rises.
- 7.10 Paragraph 5.43 of the Borough Design Guide States that:
- "The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone."*
- 7.11 Paragraph 5.44 goes on to say: *"To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window."*
- 7.12 It is considered that the resultant built form by reason of its combined height and depth being in such close proximity to the shared boundary would encroach within the 45 degree line and thereby would create an unacceptable reduction in outlook and be over-bearing in nature to No 34 Soberton Road.

8 Conclusion

- 8.1 It is therefore concluded that the rear extension by reason of its depth and width along the shared boundary with No 34 Soberton Road would result in the loss of light, overshadowing, overbearing effect and loss of outlook to the living space of this dwelling. The unacceptable harm caused to the neighbours amenity alongside the material harm caused to the character of the area as a result of the development would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00527 subject to the following conditions:-

- 1 The rear extension would by reason of its scale, mass, bulk, design and depth result in an extension that would dominate the existing modest dwelling and be harmful to the character and appearance of the area. This would be contrary to Policy CS16 Part 1 of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.39, 5.40, 5.41 and 5.42 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework 2012.
- 2 The rear extension would by reason of its size, depth and siting result in an un-neighbourly development to the harm of the residential amenities of the occupiers of No 34 Soberton Road. In particular the development would have an overbearing effect, cause a loss of outlook and have a detrimental impact on light to the living space of the adjoining properties to south. The unacceptable harm caused to neighbour amenity as a result of the development proposed would conflict with Policy CS16, Part 1(e) of the Havant Borough Local Plan (Core Strategy) 2011, paragraphs 5.39, 5.41, 5.42, 5.43 and 5.44 of the Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework 2012.