
Site Address: 4 Southbrook Road, Havant, PO9 1RN
Proposal: Side extension to enlarge existing garage including roof alterations.
Application No: APP/18/00936 Expiry Date: 22/11/2018
Applicant: Mr H Marrs
Agent: Mr A Dunks Case Officer: Bee Crawford
Andrew R Dunks Ltd
Ward: St Faiths
Site Visit Date: 18/10/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a detached chalet style dwelling with an attached garage to the eastern side. It has a brown tiled pitched, hipped and half barn hipped roof with elevations of red multi-brick, tile hanging white painted render. The site is level with open vehicular access, with a block paved drive and parking area, grass and shrubs. There is a dwarf wall and 2 metre high wall and fence to the northern boundary, a dwarf wall and 1.6 metre high fence to the eastern boundary and a 2 metre high wall and fence to the western boundary. The rear and side garden is mainly laid to lawn with shrubs, a patio, a pond and a shed. It is enclosed with fencing ranging in height from 1.6 metres to 2 metres and a 2 metre high wall and fence.
- 1.2 Detached chalet style dwellings lie to the east, west, opposite and to the rear via a private drive. The area is of medium density consisting of detached chalet style dwellings, two storey properties and bungalows of mixed and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a side extension to enlarge existing garage including roof alterations and front dormer..

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The garage extension would not be in keeping with the other bungalows on the south side of Southbrook Road. The previous owners of no. 2 did a very similar garage extension and it fits in very well with the other properties. With this proposed plan we will be looking at a brick wall, also a bigger problem will be the window at the top which will be looking down into our lounge.	See section 7.

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 proposal would be visible from the public realm, although it would not project beyond the existing front elevation of the property which is around 5 metres away from the highway. The extension is to the existing garage on the eastern side of the property, increasing the width by 2.3 metres and the total height by 2 metres, to include a front dormer, providing light and headroom in roof storage area. There is an increase in the total depth of approximately 1 metre, although this would not project beyond the front or rear elevations of the property.
- 7.4 Whilst the original proposal did not have a front dormer, the roof mass was greater and higher. Following officer concerns, the revised scheme has been reduced in height by 0.2 metres with a longer barn hip, adding a front dormer, which clearly demonstrates subservience to the main building. This meets the requirements of the adopted supplementary planning guidance in the form of the Borough Design Guide. The development would result in a reasonable increase to the original volume of the property, although it is considered that this can be comfortably accommodated within the extent of the site.
- 7.5 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. It is noted the property to the west is of a similar appearance.

(iii) Effect on neighbouring properties

- 7.6 The extension would project towards the eastern boundary of the property with a remaining distance of 0.65 metres. The western elevation of the neighbouring property at number 6 Southbrook Road is 11 metres away, beyond the access drive to 4a Southbrook Road.
- 7.7 Concern was raised regarding the resulting outlook and loss of privacy as a result of the high level window in the eastern elevation of the extension. However, the revised plans have omitted the first floor side window and reduced the mass of the roof which hips away from the boundary. It is noted no further objection was received following the submission of amended plans.
- 7.8 There is a new door and window in the rear elevation of the proposal, however the northern elevation of the property to the rear is 18 metres away and it is considered the extension would not create any additional level of overlooking to this property.
- 7.9 Sufficient amenity space would be retained on the site contiguous to the property, maintaining the spacious nature of the streetscene and the extension is situated thus that any impact on the neighbouring property at number 2 Southbrook Road or the properties opposite would be negligible.
- 7.10 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 and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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/18/00936 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 4976/500 Site layout plan

Drg no. 4976/1 Rev A Existing ground floor plan

Drg no. 4976/2 Rev B Proposed ground floor plan

Drg no. 4976/3 Rev A Existing elevation plans

Drg no. 4976/4 Rev D Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.