
Site Address: 39 Southbrook Road, Havant, PO9 1RL
Proposal: Double storey side extension to replace garage.
Application No: APP/18/00583 Expiry Date: 22/08/2018
Applicant: Mr & Mrs Nineham
Agent: Mr Quantrill Case Officer: Karen Wooden
 Architectural Services
Ward: St Faiths
Site Visit Date: 15/08/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property sited within a residential road in Langstone. No. 39 Southbrook Road is a two storey, detached dwelling with an attached garage to the side. The property is set back from the front of the plot by approximately 6 metres with a hard standing area in front of the garage for one car. The land within the plot is level and laid to lawn with close boarded fencing and shrub planting around the perimeter.
- 1.2 The road is characterised by regularly spaced, detached properties set within generous plots of land. The area has an open character and incorporates several mature trees. It was noted that there were several properties in close proximity that had similar extensions to that proposed.

2 Planning History

APP/15/00876 - Two storey side extension to replace garage., PERM,02/10/2015
APP/17/00115 - Replacement porch., PERM,27/03/2017

3 Proposal

Double storey side extension to replace garage. This applications seeks to vary the previously approved scheme (APP/15/00876) by bringing forward the front line of the proposed side extension, to be level with the front line of the host dwelling, and raising the ridge height of the extension to be level with the existing ridge line.

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

- 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

(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 has been designed to sympathetically relate to the host dwelling, using materials to match those of the existing dwelling. It was noted on the officer site visit that there were other examples along Southbrook Road of similar style extensions, which sit comfortably within the streetscene and maintain the prevailing spacing and character found within the immediate vicinity. This too is maintained through the spacing between 39 and 41.

In order to ensure that sufficient on-site parking is provided for the extended dwelling (four bed to five bed) a condition will be attached requiring three on site parking spaces are provided on site (this will include the retention of the garage for parking only). It is considered this will ensure the character of the area is retained, especially as there is limited on street parking available. This approach is consistent with other recent developments of a similar nature in the area.

It is therefore considered that the two storey side extension 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

7.4 The proposed extension is to be attached to the western elevation of the property and it is therefore considered that the proposal will not have an adverse impact on the occupiers of the property to the east.

7.5 There is a separation distance of around 30m from number 39 and dwellings to the front (north) and 40m between the application dwelling and those to the rear (south). There

would therefore be no other harm to neighbour amenity.

- 7.6 A separation distance of approximately 5m would be retained between the flank wall of the extension and immediate neighbour 41, with the detached garage of 41 being sited in between these two dwellinghouses. This distance and relationship will ensure there is no significant reduction in light levels, overshadowing, or overbearing effect. No windows or openings are shown in the flank wall of the extension and the proposed first floor window at the rear serves an en-suite so there would be no overlooking or loss of privacy either.
- 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.

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/18/00583 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:
Site plans (rev c) - received 07.06.18
Existing floor plans (rev a) - received 07.06.18
Existing elevations (rev a) - received 07.06.18
Proposed floor plans (rev a) - received 07.06.18
Proposed elevations (rev a) - received 07.06.18
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.