
Site Address: 45 Beaufort Road, Havant, PO9 3HT
Proposal: First floor side extension over existing garage with front dormer, cladding to existing dormers and conservatory to the rear.
Application No: APP/18/00611 Expiry Date: 05/09/2018
Applicant: Mr & Mrs D Norton
Agent: Mr D Treagus Case Officer: Bee Crawford
 Derek Treagus Associates
Ward: Bedhampton
Site Visit Date: 27/07/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached chalet style property and attached garage with a brown tiled pitched and half barn hipped roof and elevations of red multibrick. The site is level with open vehicular access to the front and kerb stones to part of the front boundary leading to an area of block paving. There is a low wall and shrubs to the northern boundary and shrubs to the southern boundary. The rear garden is mainly laid to lawn with a patio area, shrubs and a shed and is enclosed to the northern and southern boundaries by 2 metre high trellis and fencing and a 2 metre high wall to the rear boundary.
- 1.2 The adjoining semi-detached property lies to the south, a pair of two storey semi-detached chalet style properties are to the north and opposite and Bidbury School is to the rear. The area is of medium density of a mixture of detached and semi-detached 2 storey properties, chalet style dwellings and bungalows of similar and different age, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a first floor side extension over existing garage with front dormer, cladding to existing dormers and conservatory to the rear.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection - large mature offsite Oak will not be affected.

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: 3

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 is to extend the first floor over the existing garage which would be visible from the public realm and the construction of a rear conservatory, following the demolition of the existing rear addition. Regarding the first floor element of the scheme, for extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that first floor extensions should be set back from the building line, have a lower ridge height and recommends first floor side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The existing distance between the northern elevation of the application site and the southern elevation of the neighbouring property is approximately 3.4 metres reducing to 3 metres, which would be retained as the extension does not extend beyond the side

elevation of the existing garage. The extension is a continuation of the existing property with the same roof design albeit with a lower ridge height of 0.25 metres. It is judged to be subservient to the main dwelling by virtue of the proposed width and height. It is also noted that several properties in the immediate vicinity benefit from similar developments.

- 7.5 The rear conservatory is to replace the existing single storey addition with a larger structure. It is of a modest height, does not extend beyond the side elevation of the property and is 1.1 metres deeper than what could be constructed under permitted development.
- 7.6 The new cladding will upgrade and enhance the external appearance of the property.
- 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 first floor side element of the scheme is to the northern elevation of the property, situated over the garage. There are no side windows in the extension and whilst it is acknowledged the extension would reduce the distance at first floor between the properties and subsequently be closer to the landing window at 43 Beaufort Road any resulting impact could not constitute a defensible reason for refusal. Furthermore, the neighbouring property is set forward and at an angle to number 45 and it is judged this would reduce any perception of the first floor extension being overbearing to this property.
- 7.9 Whilst there is a new window in the rear elevation of the first floor, it is of a modest size and set back 2 metres from the rear elevation of the dwellinghouse. It is therefore deemed it would not result in any additional overlooking to the neighbouring properties.
- 7.10 The new conservatory will be built close to the southern boundary, with no windows in this side elevation. It has a maximum height of approximately 3.3 metres and the roof is hipped and pitches away from the property boundaries.
- 7.11 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls outside the overshadowing zone of the conservatory at 47 Beaufort Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.12 It is judged the property opposite or the school to the rear of the site would not be adversely affected by the development.
- 7.13 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/18/00611 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 be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, to those of the existing building so far as is 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 and site plan
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.