
Site Address:	27 Southbrook Road, Havant, PO9 1RL		
Proposal:	Proposed two storey side extension, single storey rear extension; front porch and cladding.		
Application No:	APP/18/00284	Expiry Date:	08/05/2018
Applicant:	Simmons		
Agent:	Bessant	Case Officer:	Emma Chisnall
	Jimmy Bessant Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 Southbrook Road is a large detached two storey dwelling situated in Havant and is constructed of facing brickwork, tile hanging and concrete tiles. The dwellinghouse has a flat roof link detached garage to the east side with an additional provision for accommodating three cars onsite. To the front the amenity space is adequate in size and fully hard-surfaced with gravel. The curtilage boundary varies to the front and is open from Southbrook Road with a 1-1.8m timber fence to the east and brick wall to the west.
- 1.2 To the rear the dwellinghouse has a large amenity space which is laid with decking to the east and lawn to the west. Timber fencing 1.8m high forms the curtilage boundary to the west with fencing and mature hedging and trees approximately 4m high to the east.
- 1.3 Southbrook Road contains dwellings which vary in design and is of a medium density.

2 Planning History

None

3 Proposal

- 3.1 Proposed two storey side extension, single storey rear extension; front porch and cladding.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Thank you for the photos. Further to my visit I can confirm that I have no objection to the proposals. There are no trees on the property of suitable quality to be protected by a Tree Preservation Order

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: 1

Comment	Officer Comment
Concern from No 25 Southbrook Road regarding: * Reassurance that the new flat roof on top of the single storey extension shall not be used in any way as a balcony. This would cause a severe loss of privacy for us as neighbours as well as potential noise pollution from a new, elevated source.	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
- (iv) Flooding
- (v) 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 No 27 is situated in a streetscene which contains dwellings which vary in size, position and design. It is also noted that development is present within the streetscene and therefore the works proposed to No 27 are not considered to look significantly out of place.
- 7.4 The materials proposed in the form of a grey cladding and white render would not match the existing dwellinghouse but are materials present on neighbouring dwellings and the greater streetscene and therefore the harm caused to the visual amenity as a result is considered to be limited.
- 7.5 The original proposal submitted was considered to have an unacceptable mass and bulk to the side as the works at first floor extended past the front elevation, matched the existing ridge height and were up to the east side elevation. In order to ensure that the works appear subservient on the dwellinghouse and for the works to comply with the Borough Design Guide this needed to be addressed and the plans were subsequently amended. The amended proposal sets the works down from the ridge height, they are in line with the front elevation and shall be set off the shared boundary to the east by a greater distance. This combination is considered to reduce the visual harm caused and would ensure that the works do not create a cramped and crowded appearance in the streetscene. The development is therefore considered to be acceptable.
- 7.6 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

- 7.7 The neighbouring dwellings that have the potential to be impacted as a result are No 25 and No 29 Southbrook Road. Although new fenestration is proposed to the front of No 27 the works are sufficiently separated from the dwellings opposite by the highway. The works to the rear include first floor fenestration but shall be set away from the neighbouring dwellings by approximately 25m which is considered an acceptable distance in order for the works to have an acceptable impact.
- 7.8 No 25 has the potential to be impacted by the proposed single storey rear extension as the proposed first floor development shall be to the east side of the neighbour and therefore screened by the existing dwellinghouse. Concern has been raised that this extension could be used as a balcony and a request has been made for this to be prevented. The plans do not support that the extension to the rear would be used as a balcony however to ensure that this is not, a condition shall be included with the decision preventing this without formal planning permission.
- 7.9 The single storey extension although large in width is flat roofed which coupled with the height proposed would ensure that the works do not create any shadowing or a loss of light to No 25. The works are also set off the shared boundary by 1.1m which would reduce its visual dominance and there is sufficient screening between the dwellings of 1.8m timber fencing. No windows are proposed within the side elevation

protecting privacy levels and therefore the works are not considered to be un-neighbourly.

- 7.10 A site visit was performed to No 29 to assess any potential harm. The dwellings have a mature hedge/tree screening between them which reaches approximately 4m in height providing a good level of screening and privacy between the neighbours. The first floor extension shall be in line with the two storey element of No 29 and would therefore ensure that no shadowing is created as a result nor a significant loss of light to No 29. The works shall be set off the shared boundary by 1.25m and coupled with no windows being in the west side elevation of No 29 the works are considered to not impact the outlook or appear oppressive to the neighbour. A side window is positioned at first floor at No 27 to serve the bedroom and this shall be conditioned to be at high level or fitted with obscure glass to ensure that no over-looking occurs as a result.
- 7.11 New fenestration is proposed within the rear elevation at first floor towards the east side. This shall be set in from the east side elevation and shall create a view directly down the rear garden of No 27 and is therefore considered to not cause a significant un-neighbourly impact.
- 7.12 Consequently, it is considered that the proposal is unlikely to 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) Flooding

- 7.13 The application site falls into flood zone one however due to the modest size of the extension to the rear and the majority of the development being at first floor only no additional information is considered to be necessary to be submitted with the application.

(v) Parking

- 7.14 The development shall make No 27 a 4 bedroom dwellinghouse and as such there is a requirement to provide three parking spaces onsite in order to accord with the Boroughs Parking SPD. The application site can accommodate this to the front alongside the additional garage and therefore the works are considered to accord with this requirement.

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/18/00284 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 Site and Location Plan: Drawing No -05 Revision A

Proposed Floor Plans: Drawing No -04 Revision B

Proposed Elevation Plans: Drawing No -05 Revision B

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the east side elevation facing No 29 and serving the bedroom shall be fitted textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed single storey rear extension shown on Drawing No -05 Revision B shall have no access onto the roof area formed by the feature or be used as a balcony in anyway.

Reason: In the interests of the residential amenities of the adjoining residents and to accord with the terms of the application have due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF