
Site Address:	37 Beaufort Road, Havant, PO9 3HT		
Proposal:	Two storey and part single storey side extension		
Application No:	APP/17/00939	Expiry Date:	19/10/2017
Applicant:	Mr Parsons		
Agent:	I Marshall	Case Officer:	Harriet Pitney
	Ian Marshall		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, semi-detached, residential dwellinghouse located on the south-east side of Beaufort Road, comprising elevations of brick construction with a tiled pitched roof and brown UPVC fenestration.

The property benefits from open vehicular access to the front driveway which provides offroad parking provision for a minimum of 2 vehicles as well as access to the single storey attached garage.

The rear garden is primarily laid to lawn and is enclosed by a varied boundary treatment consisting of both timber close boarded fencing and an established hedgerow and vegetation.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age and style albeit slightly varied in terms of their design. The rear of the application site abuts Bidbury Junior School.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a two storey and part single storey extension to the side (eastern) elevation of 37 Beaufort Road.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Countryside Access Team

No comments received.

Open Space Society

No comments received.

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: 0

Summary: No representations received.

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) Parking
- (v) Source Protection Zone

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The streetscene of Beaufort Road is relatively consistent in terms of the size, style and design of the properties within it, most of which benefit from a single storey attached garage to the side elevation of the main dwellinghouse.

7.4 The application site is positioned on an angled orientation within an unusual plot which would result in the proposed extension being visible from the public realm. This application has been the subject of revised plans as the initial proposal submitted was not considered to be appropriate by virtue of the proximity of the proposed extension to the shared boundary with No. 35 Beaufort Road and the added bulk and mass as a result of this as well as the initial design which by virtue of the angled orientation would

present an unusual relationship with the existing streetscene which was considered to alter the character and appearance of the area.

- 7.5 Having discussed these concerns with the agent, revised plans were submitted which sought to set the two storey element back from the shared boundary with No.35 so that it follows the building line of the proposed cloakroom at ground floor level. The roof of the proposed garage has also been altered so that it reflects the design of the main dwellinghouse and is clearly subservient. Whilst it is acknowledged that an extension to the eastern side of the application site would still result in added bulk and mass to this elevation by virtue of the angled orientation, it is considered that the revised proposal has been designed so that it is clearly subservient to the main dwelling and respects the existing built form. The proposal has also been set away from the shared boundary to avoid a terracing effect and would be set back from the main highway by approximately 7 metres thus reducing the visual prominence of this addition on the streetscene of Beaufort Road.
- 7.6 Furthermore, it is acknowledged that there are other examples within the existing streetscene where properties have undertaken similar works to provide a two storey extension to the side and a front porch addition. On this basis, a precedent has already been set for this type of development within the existing streetscene and it is not considered by virtue of the proposed design and set back from the main highway that the development would result in any harmful impact on the character and appearance of the area.
- 7.7 The extension of flat roofed dormers is not encouraged by the Havant Borough Design Guide, however, there are many examples in the vicinity of the site (including the application site). Given this context the proposed dormer additions are considered acceptable in terms of the character and appearance of the area.
- 7.8 Consequently, it is considered that the design and appearance of the proposed development is deemed appropriate in context with the main dwelling and respects the existing built form. The proposal is therefore considered to be acceptable in design terms, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.9 It is not considered that the scheme would result in any impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.10 The property backs onto Bidbury Junior and Infant Schools. The main impact is therefore on No.35 Beaufort Road by virtue of the position of the proposed extension to the eastern elevation.
- 7.11 It is important to acknowledge that No.35 has previously been extended to the side on a single storey basis which extends immediately adjacent to the shared boundary with the application site. The initial proposal submitted did raise some concern in terms of the impact of the added bulk and mass to the side (eastern) elevation of No.37 on No.35, particularly by virtue of the height and proximity to the boundary.
- 7.12 The revised proposal submitted sought to set the two storey element away from the boundary whilst still retaining the garage at ground floor level at a reduced height and revised roofline. It is also important to acknowledge that the development would be set away from the boundary with No.35 by approximately 1 metre. The single storey extension to No.35 forms a lean-to which is attached to the existing garage which does not extend above the existing boundary treatment which comprises a brick wall with timber close boarded fencing which is approximately 2 metres in height and provides an

element of screening from this property.

- 7.13 The applicant has proposed a window within the first floor side (eastern) elevation which does cause some concern in terms of additional overlooking and loss of privacy on No.35. On this basis and in order to mitigate any potential overlooking or loss of privacy, a condition has been recommended which requires this window to be obscurely glazed and permanently fixed shut. This window would serve bedroom 3 which also benefits from an additional window to the rear. Whilst it is acknowledged that there are also windows proposed within the ground floor elevation, it is considered that these are appropriately screened from the adjacent neighbouring property by virtue of the existing boundary treatment.
- 7.14 Consequently, it is considered that the proposal is unlikely to appear overbearing, result in any additional overlooking and would have a limited and acceptable impact on the adjacent neighbouring property (No.35 Beaufort Road). As such, the proposal is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.15 It is noted that no letters of objection were received in relation to this scheme.

(iv) Parking

- 7.16 In order to meet the requirements of Havant Borough Council's Adopted Parking Standards, two off-road parking spaces would need to be accommodated to serve the three bedrooms within the property. It must first of all be acknowledged that the property currently benefits from three bedrooms and the proposed extension does not seek to increase this number. Notwithstanding this, it was evident from the officer site visit and also the block plan submitted as part of the application that two off-road parking spaces can be accommodated within the front driveway even with the reduction in the width of the existing garage.

(v) Source Protection Zone

- 7.17 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and character and appearance of the area 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/17/00939 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 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 eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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.

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

Site location plan- received 24th August 2017

Block Plan- received 24th August 2017

Amended existing north-west and existing north-east elevations and proposed ground floor layout (Drawing No: 1 Rev C)- received 9th October 2017

Amended existing south-east elevation and proposed first floor layout plan (Drawing No: 2 Rev B)- received 9th October 2017

Amended proposed elevations and existing ground and first floor layout plan (Drawing No: 3 Rev B)- received 9th October 2017

Reason: - To ensure provision of a satisfactory development.