
Site Address:	60 Southbrook Road, Havant, PO9 1RN		
Proposal:	2 storey rear extension.		
Application No:	APP/17/00453	Expiry Date:	22/06/2017
Applicant:	Mr Windust		
Agent:	Mrs Hayes	Case Officer:	Harriet Pitney
	Hampshire Design Consultancy Ltd.		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 SiteDescription

Southbrook Road is a residential road located within Langstone. The road is characterised by regularly spaced, detached properties of two storeys in height set within generous plots of land. The area has an open character and incorporates several mature trees.

No. 60 Southbrook Road is a two storey, detached dwelling with an attached garage to the north. The property is set back from the front of the plot by between 8 and 12 metres with a hard standing providing parking space for three cars. The land within the plot is level and laid to lawn with mature hedging around the perimeter.

2 Planning History

APP/11/00224 - Two storey side extension., REF,16/05/2011

3 Proposal

This application is for the erection of a two storey extension to the rear of 60 Southbrook 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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 4

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

(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 proposed development would not be readily visible from the public realm by virtue of its position to the rear of the application site. On this basis, it is not considered that the proposed extension would result in any significant impact visually on the character and appearance of Southbrook Road.

7.4 Notwithstanding the above, it is considered that the design and appearance of the proposal is deemed appropriate in context to the main building and respects the existing built form by virtue of its subservient design. Furthermore, the extension has been designed to incorporate a part single, part two storey element so as to not result in any significant mass and bulk which may alter the character of the existing dwelling.

7.5 On this basis, the proposal is 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 any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The application site is located within a generous plot of land whereby the proposed extension would be sited approximately 4.2 metres away from the adjacent neighbouring property (No. 1 Hamilton Close). In accordance with Havant Borough Councils Design Guidance, a 45 degree light test has been conducted as part of this assessment which has revealed that the proposed extension would be unlikely to result in any loss of light to this property. Furthermore, it must be acknowledged that the existing garage within the application site would remain adjacent to the boundary which would partially screen the development from the adjacent neighbouring property.
- 7.7 The adjacent neighbouring properties to the south would be sited in excess of 8 metres away from the proposed extension and as such the proposal would be unlikely to result in any detrimental impact to these properties.
- 7.8 On this basis, it is considered that the proposal would be unlikely to appear overbearing, result in any loss of light, privacy or outlook to any of the adjacent/surrounding residential properties and as such meets the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.9 Whilst the number of bedrooms would not increase with the addition of the proposed extension, it is acknowledged that three offroad parking spaces can be accommodated within the curtilage of the application site in accordance with Havant Borough Councils Design Guidance.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00453 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 hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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:

Site location plan- received 26th April 2017

Block plan- received 26th April 2017

Existing floor plans- received 26th April 2017

Existing elevations- received 26th April 2017

Proposed floor plans- received 26th April 2017

Proposed elevations- received 26th April 2017

Parking provision plan- received 26th April 2017

Reason: - To ensure provision of a satisfactory development.