

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS21 (Developer Requirements)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

None

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: 1

Comment	Officer Comment
Concern raised by No 92 Southleigh Road: The construction currently exceeds the boundary with my property by 5 inches on the left side due to the flat roof on the extension overhanging, the roof will require a substantial gutter to accommodate rainwater drainage from the pitched and flat roofs the size of which will most likely result in restricted access to my drive for anything but low-sided vehicles	Comments shall be addressed under 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) Trees
- (v) Developer Contributions

(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 90 Southleigh Road is located in a row of 4 bungalows and therefore the works proposed to the dwellinghouse shall impact the visual appearance of these dwellings from the streetscene. Following a site visit to No 90 it was acknowledged that the dwelling sits between bungalows but it was noted that from both sides of the bungalows and to the opposite of Southleigh Road that there were dwellings which differed in size, height and design. It was also noted that many of these dwellings had been extended and it was therefore considered that due to these examples and the mixed designs along the road that the proposal for No 90 would not appear incongruous nor detract from the character or appearance of the area.
- 7.4 No 90 is set back from the main road and has adequate screening in place which would soften the visual impact of the extension and reduce its dominance on the streetscene. The variation proposes increasing the existing single storey side extension to the rear and due to the position of the works being behind this existing extension it is considered that the variation to increase this extension depth would not create a significant additional adverse impact to the character of the area and would mostly be hidden from the public realm.
- 7.5 The variation of the extension is considered to be modest in size at approximately 3m high and being flat roofed and single storey in height. The works shall not project past the rear elevation and therefore the works as a whole are considered to maintain a subservient appearance on No 90 and shall have an acceptable mass and bulk.
- 7.6 The materials proposed for the dwelling and new extension consist of a grey render and grey cladding. Under APP/16/00262 a condition was included with the decision requesting samples and specifications to be submitted for approval by the Local Planning Authority in order to ensure that they were in keeping to the locality. This condition has been complied with and discharged granting approval for the grey weatherboarding and grey render on the dwellinghouse. A new compliance condition shall be included with this decision to ensure the materials are carried as per the discharge of condition 2 application APP/16/00262.
- 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 adjacent neighbours No 88 and No 92 Southleigh Road are considered to be the dwellings most likely to be impacted as a result of the works. No 92 has raised concern over the development at No 90 as the works currently completed under the previous planning application APP/16/00626 over-hang the shared boundary with the neighbouring dwelling. Concern has been raised in relation to this impacting the driveway and existing access at No 92. Following a site visit it was acknowledged that there was an over-hang and as a result the applicant served notice on No 92 and completed certificate B as part of the application to confirm that not all the proposed works were in land owned by No 90. This is considered to address the legal requirement.
- 7.9 A subsequent email has been received by the applicant to confirm that no guttering shall be installed along the side elevation of the single storey extension which forms the boundary between No 90 and No 92. The proposed extension to the side shall also be brought in by 100mm which would ensure that drainage measures can be incorporated without causing an over-hang to No 92. Both measures are considered to be sufficient to not cause any significant additional harm to No 92 in terms of impacting neighbouring amenity levels and this is considered to satisfactorily address the concern raised.
- 7.10 The variation proposes to extend the depth of the existing single storey side extension which would be close to the boundary with No 92. The proposed development is considered to be modest in size at approximately 3m high and flat roofed. There is also a sufficient gap between the proposed development and No 92 from the driveway to No 92 and that the works shall be set slightly in from the boundary. Therefore on balance the additional works are considered to not cause a significant impact to the outlook from No 92 nor light levels reaching the neighbouring dwelling due to the position and size of the works on No 90. Windows are in position along the side elevation No 92 however following a site visit it was noted that these were either fitted with obscure glass or dual aspect. No new windows are proposed along the side elevation of No 90 and therefore privacy levels are considered to be retained as a result. Therefore the works are considered to result in a limited and acceptable impact.
- 7.11 The first floor element would be set away from the boundary with No 92 and positioned towards the back of the dwelling which would reduce the visual impact of the bulk from the extension and therefore the negative viewpoint from the neighbouring dwelling. The windows proposed to the first floor would be obscure glazed which would protect the privacy between neighbours and prevent over-looking. The rooflights to the front side part of the extension would be high level. Whilst there would be some impact on light to No. 92, this would be limited by the set off of the first floor element from the boundary and is not considered sufficient to warrant a refusal of planning permission. These aspects are as previously approved.
- 7.12 Under the previously permitted scheme APP/16/00262 plans were amended to reduce the width of the extension along the west side elevation resulting in the extension being set further from the shared boundary with No 88. It was considered that this amendment reduced the impact of the extension on the residents of No 88 significantly so that the extension would not result in an unacceptable overbearing relationship. The window proposed along this elevation would be obscure glazed which protects the privacy of the residents and the neighbouring dwelling also. The proposed variation to the opposite side of No 90 would be screened in its entirety by the original dwellinghouse and as such, is considered to result in a limited and acceptable impact to No 90

- 7.13 It is considered that the impact from the remaining proposed works should be minimal and that along the rear elevation the dormers would look south east the rear garden . The extension is set adequately away from the shared boundary to the properties beyond not to cause significant impact to the light levels to the neighbouring dwellings.
- 7.14 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) Trees

- 7.15 Under APP/16/00262 the Arboricultural Officer was consulted in relation to the impact of the trees to the front of No 90. As a result, a condition was included to ensure that protective fencing was placed around two trees identified to ensure any harm caused to them as a result of the development was mitigated against. This condition has been discharged and evidence provided to show the protective fencing in place. As the development proposed to No 90 consists of an extension to the rear which is away from the trees within the front curtilage it was considered that a new consultation was not necessary. The measures previously conditioned in relation to trees are re-imposed to ensure tree protection is in place and replanting provisions continue to apply.

(v) Developer Contributions

- 7.16 The proposal would result in new residential development however due to the addition being only approximately 8sqm it is not cost effective to include this under the original charge with application APP/16/00262 therefore no new charge for CIL shall be included with this decision. The CIL officer is in agreement with this.

8 Conclusion

- 8.1 It is considered that the revised alterations to the new proposed dwelling at No 90 Southleigh Road would not alter the impact on the character of the area and would maintain amenity levels of the area. As such it is recommended that the condition attached to the original planning permission should be varied to allow the proposed variation of the development at No 90 Southleigh Road.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00907 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/16/00262 dated 27th May 2017 .
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 and Location Plan Showing Tree Position and Drain Route: Received 01.11.2017 Pg 8

Proposed Ground Floor Plan: Received 01.11.2017 Pg 2

Proposed First Floor Plan: Received 01.11.2017 Pg 3

Proposed Roof Plan: Received 01.11.2017 Pg 4

Proposed Front and Left Side Elevations Plan: Received 01.11.2017 Pg 6

Proposed Rear and Right Side Elevations Plan: Received 06.09.2017 Pg 7

Email confirming no guttering along the single storey side extension: Received 10.11.2017

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be carried out using the materials approved in accordance with condition 2 under planning application APP/16/00262 which was discharged on 25th September 2017.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place unless and until the existing three trees (pitissporum and mimosa) to the front of the dwelling have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period unless otherwise agreed in writing by the Local Planning Authority. Should any tree be removed as part of the construction works a tree of similar species shall be planted as a replacement in the front amenity space of the dwelling. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.

Reason: The proposed development is likely to impact the existing three trees (pitissporum and mimosa) which will detract from the trees amenity value. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework