
Site Address:	61 Southbrook Road, Havant, PO9 1RL		
Proposal:	Single storey rear extension, double storey side extension and front porch extension.		
Application No:	APP/16/01058	Expiry Date:	08/12/2016
Applicant:	Mr Jacobs		
Agent:	Mr Potter	Case Officer:	Emma Chisnall
	James Potter Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

61 Southbrook Road is a two storey detached dwelling in a residential area in Langstone. The road is characterised by regularly spaced, detached two storey properties. No. 61 Southbrook Road is a two storey, detached property of a typical 1970s design with brown hanging tiles on the front elevation and a flat roofed porch. The property has an integral garage with a flat roof which is linked to the porch. The property is set back from the front of the plot by approximately 7 metres with a hard surfaced area on each side of the plot providing a total of two parking spaces. The amenity space to the rear is large in size and is surrounded with a timber boundary approximately 1.8m high. Mature trees are present along the shared boundary with the dwelling to the rear.

2 Planning History

APP/10/01026 - Single storey front extension garage conversion, addition of a pitched roof to the garage, single storey side/rear extension and rear conservatory., PERM, 11/02/2011

3 Proposal

Single storey rear extension, double storey side extension and front porch extension.

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)

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: 7

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. Southbrook Road contains examples of development and within the streetscene there is a presence of two storey development to the side. It is considered that to build to the side of these dwellings would have the potential to create a crowded and cramped appearance but with the precedent already being set amongst dwellings it is felt that the works to No 61 would not look out of keeping therefore in principle of the development can be supported subject to planning conditions.

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

7.3 Although it is noted that Southbrook Road contains examples of developments at two storey it is felt that due to the close proximity of No 61 to the neighbouring dwellings that a two storey development to the side and up to the boundary line would create a cramped and crowded appearance within the top part of Southbrook Road which is contrary to the Havant Borough Design Guide and is therefore considered unacceptable. However the development and plans have been amended to address the concerns raised making the two storey extension to the side appear subservient with a reduced ridge height, being set away from the front elevation and away from the side elevation and curtilage boundary. These measures improve the visual appearance of the design significantly and reduce the concern of the development creating a crowded appearance. It is felt the works now satisfy these concerns and do

not alter the visual appearance of the streetscene and are in keeping to the guidance stipulated in the Havant Borough Design Guide. The development can therefore be considered acceptable.

- 7.4 Due to the measures taken to reduce the dominance of the works and ensure the development appears subservient to No 61 it is felt that the extension to the side should not appear bulky or obtrusive to the neighbouring dwelling to the South which is separated from No 61 by a marginal gap and garage. The neighbouring dwelling to the south has a current flank wall to which the extension to the side would be adjacent and therefore it is felt that the viewpoint from this elevation will remain unaltered.
- 7.5 The proposed two storey extension would feature a gable roof and would be reasonable in scale in that it would not be out of keeping with the other roof lines present. The extension is proposed to be set back from the front elevation by 1m and will not extend past the existing rear elevation at two storey. A single storey extension will project past the rear elevation and to the front the mono pitch roof will run along the front of the dwelling providing an attractive uplift to the original dwelling.
- 7.6 Materials are proposed to be used that are matching to the existing dwelling which should ensure the works do not detract significant character from No 61 nor look out of place.
- 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 works involve three components including changes to the front porch, a single storey extension to the rear and a two storey side extension. The changes to the front are considered to impact the amenity of the neighbouring dwellings minimally and therefore no significant harm is caused as a result. However the window proposed the first floor front elevation will be conditioned to be obscure glazed due to its use as a bathroom in order to protect amenity.
- 7.9 The single storey extension to the rear although large in size is considered to maintain an acceptable amount of amenity space to the rear of No 61 and will be set off the boundary to the north by 4m. The windows proposed along the rear elevation are set adequately away from the neighbouring dwelling to the rear and with the screening in place coupled with the mature trees present it is felt that this development will not lead to over-looking nor a loss of privacy as a result of the development. This development will be set off the shared boundary curtilage marginally with the dwelling to the South and with no windows proposed along this elevation on the ground and first floor it is considered that privacy levels will be maintained between the neighbouring dwellings.
- 7.10 The development to the side of No 61 will be in close proximity to the shared curtilage boundary shared with the dwelling to the south however due to the garages separating the dwellings it is felt this provides an adequate distance between the development and dwelling to ensure the impact caused to amenity levels is sufficiently reduced. Light tests have been carried out and it is considered that due to the position of No 61 in its plot and where the works are proposed that the development should not lead to a loss of light nor create shading and can therefore be considered acceptable.

- 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.

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/16/01058 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 front elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, 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:

Block and Location Plan: Drawing No 16002-PL-001 Rev B
Existing and Proposed First Floor Plan: 16002-PL-003 Rev C
Existing and Proposed Ground Floor Plan: 16002-PL-002 Rev B
Existing Elevations Plan: 16002-PL-004
Proposed Elevations Plan: 16002-PL-005REVB

Reason: - To ensure provision of a satisfactory development.