
Site Address:	27 Lodge Road, Havant, PO9 3LL		
Proposal:	Single storey rear extension/annex with small second storey bathroom extension and balcony.		
Application No:	APP/16/01276	Expiry Date:	06/02/2017
Applicant:	Mr Banting		
Agent:	Mr I Murray	Case Officer:	Tina Pickup
	Mr I Murray		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached dwelling of traditional character of red brick and plain clay tile finish, located within an irregularly shaped/corner plot at the northern end of Lodge Road, a cul-de-sac accessed from the north side of Lower Road. The boundaries of the site are treated with a combination of fencing and mature planting, and a public footpath linking Lodge Road with Bedhampton Hill runs adjacent to the eastern boundary. The site slopes up to the north-east.

The area is predominantly characterised by medium density residential land use. To the east (beyond the footpath) is a new replacement 2 storey dwelling; immediately to the west a bungalow; and to the north the long rear gardens of the semi-detached properties on Bedhampton Hill abut the site.

2 Planning History

APP/14/01286: Planning application for a mobile home with decking area for use ancillary to dwelling house. Withdrawn following advice from the case officer that the mobile home was considered to be too large to be acceptably accommodated within the curtilage of the existing dwelling house. The general scale and form of the proposal was consistent with that of the extension the subject of the current application.

APP/15/00317: Application for Lawful Development Certificate for proposed stationing of a caravan with decking area within curtilage of dwelling house. Refused for the following reason:

It is considered that the caravan would not be incidental to the enjoyment of the dwelling house by reason of its scale in comparison to the existing dwelling house and degree of independence from the existing dwelling house. It is considered that the proposal would represent a material change in the use of the land as defined by Section 55 (2) (d) of The Town and Country Planning Act 1990 and therefore that the caravan would not be lawful without planning approval.

An appeal was Dismissed on 7/2/15

APP/15/00689 - Application for Lawful Development Certificate relating to the siting of a caravan for ancillary residential use Refused 21/8/15

It is considered that the caravan/mobile home would not be incidental to the enjoyment of the dwellinghouse by reason of its scale in comparison to the existing dwellinghouse and degree of independence from the existing dwellinghouse. It is considered that the proposal would represent a material change in the use of the land as defined by Section 55 (2) (d) of The Town and Country Planning Act 1990 and therefore that the caravan would not be lawful without planning approval.

3 Proposal

Single storey rear extension/annex with small second storey bathroom extension and balcony.

Amended plans have been received slightly reducing the footprint of the proposed extension such that the extension would extend 4.4m to the side, then angle back 7.4m with a depth of 6.8m having a curved link to an enlarged rear conservatory. Above the rear conservatory would be a sitting out balcony some 4m x 3m deep with 1.8m high frosted glass screen to the north-west. The amended plans also propose some screen planting on the rear boundary. Materials would match with the introduction of cedar cladding to the rear elevation.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Countryside Access Team

None received - does not affect footpath

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment to this application.

Open Space Society

None received - does not affect footpath

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Looking at the plans, the balcony for this extension looks directly into the garden of my property which backs onto 27 Lodge Road. If the house were further back from the fence, this would be less of an issue but it's extremely close and causes a large concern around privacy for a young family with a 2.5 year old daughter who make full use of their garden. At present, the plans with no protection of privacy cause a great deal of concern.	Visited objector to assess impact - requested amended plans pulling away from boundary & with some screening
We appreciate the revision and consideration for our privacy the homeowner and planner have made to the extension plans to now include "min 3M. high evergreen screening" at the rear of the property. It's a little unclear from the plans where the 3 meter measurement is being taken from - we're aware 27 Lodge Road sits significantly lower than the level of our garden. Likewise we're a little unclear on what exactly "evergreen screening" is. Is this an artificial or natural solution? If the latter will it take years to grow to the desired size needed to achieve complete privacy? If the homeowner and planner can guarantee complete privacy for us and our garden from the proposed balcony	Planting screening details have since been confirmed as laurel hedging - it is acknowledged that it may take some time to reach full height - but in the long term would provide adequate screening

from the outset, that would be the desired outcome.	
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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. The applicant previously sought Lawful Development Certificates for detached caravan/mobile home structures to provide accommodation for relatives, but these each failed on points of law/technicalities. This application is instead a planning application for an extension to the house, where the planning merits need to be assessed as follows.

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

7.3 The footprint of the proposed extension is large and would double the original. There is therefore some doubt as to whether this is an appropriately subservient addition to the host dwelling that could be an overdevelopment of the plot. However, the proposal is single storey only and due to the site's size and shape, being a corner plot, the proposed extension would not actually cause any harm to the visual amenity of the streetscene. The side extension would be set back by some 13m from the highway and would be behind an existing tiled lychgate. The separation to the new dwelling to the east is sufficient, with an intervening footpath. The shallow pitched roof spans the 6.8m wide extension with its ridge line coming off the corner of the existing at a point some 4.5m high, below the eaves of the main dwelling.

7.4 Whilst the footprint coverage of the plot is significantly increased, there would however remain a private rear garden having a width of 14m and depth of 8m. This would be commensurate to the bungalow to the west and others in Lodge Road. The amended plans have pulled the extension away from the rear boundary marginally, resulting in a 1.5m separation. It is considered that sufficient useable amenity area remains for future occupiers and it would be difficult to resist the proposal for overdevelopment or inadequate amenity reasons.

7.5 The layout provides additional living space and it is understood will provide accommodation for relatives. There is a separate front entrance, and although linked with an internal door to the conservatory, otherwise provides the opportunity for independent occupation. Since the site is not of adequate size to subdivide into 2 separate dwellings, it is important that the occupation of the extension is as ancillary accommodation only, linked to the main house - this can be conditioned.

7.6 On balance, 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 proposal includes a large sitting out balcony at first floor to the rear. A 1.8m high privacy screen is proposed to the north-west to protect the occupiers of the adjacent bungalow from overlooking; and to the east, the ridge of the extension would be 1.7m above the floor of the balcony also providing a screen. The neighbour to the rear has objected to potential overlooking to the rear of his long garden which is intended as a future decked sitting out area. The depth of the garden is minimal, just 8m, so this balcony would be relatively close to the shared boundary adding to the perception of overlooking when at the rear of the garden - however the house is some 50m away and with this significant separation the loss of privacy to the house would be negligible. Due to the slope of the land the application site sits at a lower level relative to the garden to the north. The amended plans have included screening planting on this boundary and laurel hedging is proposed - this is evergreen and would grow to a sufficient height to offer some screening and privacy. This is considered sufficient to adequately protect neighbouring amenity and can be conditioned.
- 7.8 Consequently, it is considered that the proposal is unlikely to lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed extension, whilst large, would not actually cause any harm to either the street scene or neighbouring amenity that could be refused. The ancillary occupation of the extension can be controlled via condition and adequate amenity space for future occupiers would remain. Therefore, on balance, it is considered that the siting and design of the proposal would have limited and acceptable impact and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01276

(A)

(B) 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 specified in the submitted details 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.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation has insufficient amenity space and on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The evergreen screen for the north-western boundary, shown on the hereby approved plan No A111V3, shall be planted with Laurel hedging (*Prunus laurocerasus*) having a minimum height of 2m at a spacing of 1m, and thereafter maintained at a minimum height of 3m. This planting shall be undertaken in accordance with any timing / phasing arrangements approved or within the first planting season following the occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To provide adequate screening in the interests of neighbouring amenity, having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Elevations North & South V3 Drawing No A108 V3
Elevations West & East V3 Drawing No A109 V3
Floor Plans V3 Drawing No A110 V3
Site/Roof Plan V3 Drawing No A111 V3
Location Plan V3 Drawing No A112 V3
Views V3 Drawing No A113 V3
Views 2 V3 Drawing No A114 V3
Site Sections V3 Drawing No A115 V3
Street Scene V3 Drawing No A116 V3

Reason: - To ensure provision of a satisfactory development.