

DELEGATED OFFICER REPORT

Site Address:	32 Lymbourn Road, Havant, PO9 2SL		
Proposal:	Single storey side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00703	Expiry Date:	08/11/2024
Applicant:	Mr Ankers		
Agent:	Miss Roberts	Case Officer:	Robert Riley
	Critchley Architecture and Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Lymbourn Road is a quiet residential cul-de-sac, reached from the junction of East Street and Emsworth Road to the north. Emsworth Road is a busy distributor road while East Street is one of the principle streets within Havant town centre.
- 1.2 The subject site is a relatively late addition to Lymbourn road, being part of a late Victorian terrace. The earliest built property in Lymbourn Road is The Rectory, a listed building dating from the 18th Century. The latest additions are post-war houses of unremarkable design.
- 1.3 Lymbourn Road is entirely residential, mostly comprised of terraces with larger properties at the junction with East Street and Emsworth Road. The terraces to the west front directly on to the pavement and the terraces to the east are slightly set back behind small gardens. The subject building is one of the former type of terraced houses.
- 1.4 The terrace backs on to what was once the Havant to Hayling railway line, now a pedestrian footpath.
- 1.5 The terraced properties to the west of Lymbourn Road are a mix of three styles. The central, and presumably original, terrace uses a distinctive mix of stone and red brick on the eastern elevation and matches the terraces opposite. However, the terraces to either side appear to be of a later construction with no stonework and more minimal detailing. The subject site is part of the end terrace.
- 1.6 Many of the surrounding properties have erected single storey rear extensions of various designs.
- 1.7 The site is within the Lymbourn Road Conservation Area.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 Single storey side and rear extension with 3 No. rooflights. The proposed side extension aspect would feature a proposed width of approximately 1.08 metres a proposed depth of approximately 7 metres from the original rear wall and a proposed maximum height of approximately 3.1 metres (rising to 3.52 m to the rear). The proposed rear extension aspect would feature a proposed width of approximately 4.155 metres a proposed depth of approximately 2.41 metres and a proposed maximum height of approximately 3.52 metres.

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

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

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer

Site / Location

The application site is located on Lymbourn Road in Havant. It comprises a mid-terrace, late Victorian, two-storey property of brick and tile construction. It is located within the Lymbourn Road Conservation Area.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

With regards to development in designated conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 195 - 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 205 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 206 states that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'

Para 207 states that:

'where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development

Para 208 states that:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

Para 209 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

'Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest'.

Policy CS16 - High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

A heritage statement has been submitted with the application in accordance with Policy DM20 of the Local Plan.

The proposal is to extend the property at the side and rear to increase the accommodation space at ground floor level which is currently restricted.

The proposed extension is of a traditional design featuring a pitched roof, with small roof light windows. Matching materials are proposed including brick and slate tiles. The proposal would not be visible from the streetscene but nonetheless, the design is considered to be in character with the main building.

Overall, it is considered that the proposal would not result in harm to the significance of the Lymbourn Road Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan.

Conclusion
NO OBJECTION

Councillor Daniel Berwick
No comments received

Councillor Gillian Harris
No comments received

Councillor Phil Munday - St Faiths
No comments received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

HBIC

Within 50m: Notable and protected species: Pipistrelle Bat species roost (Wade Court)
Bats in flight: Myotis Bat species, Soprano Pipistrelle, Firecrest, Siskin, Green Sandpiper.

Within 50m: Moving water spring

Within 50m: Priority Habitat: Lowland Mixed Deciduous Woodland

Officer comment: the works would be of a modest scale and at ground floor level, and unacceptable impacts to ecology are considered unlikely.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Scottish and Southern Electric Network

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 1.

Statutory advertisement: 20/09/2024

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
- (iv) Biodiversity Net Gain (BNG)
- (v) Southern Water
- (vi) Ecology

(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 and the Lymbourn Road Conservation Area

7.3 The proposal would not be visible upon the streetscene.

7.4 The proposal would extend the property to the rear and side and would feature a limited increase of footprint upon the dwelling.

- 7.5 The proposed extension would be of a traditional design featuring a pitched roof, with small roof light windows and would feature matching brickwork for the external walls and slate tiles. Nonetheless, the design is considered to be in character with the main building and is considered to have an acceptable impact on visual amenities and the Lymbourn Road Conservation Area. Overall, it is considered that the proposal would not result in harm to the significance of the Lymbourn Road Conservation Area and is in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan.
- 7.6 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 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and the Lymbourn Road Conservation Area.

(iii) Effect on neighbouring properties

- 7.7 To the northern and southern sides of the application site is No.30 Lymbourn Road and No.34 Lymbourn Road. Due to proximity, the main impact to assess would be in regard to these properties. Due to the nature, scale and location of the works, properties to the front and rear are considered to be acceptably impacted by the works.

No.30 Lymbourn Road

- 7.8 The proposal would feature fenestration (1No rooflight and glass roof) to the northern (side) elevation, however, this would be at a sufficient cill height to prevent overlooking. The proposal would feature rear fenestration, however, this would face the rear garden of No.32, and oblique views would be shielded by boundary treatment, with regards to this, No.30 is considered to be acceptably impacted regarding overlooking concerns. The extensions would not extend beyond No.30's rear wall, and it has been considered important to assess the impact upon No.30's rear terrace, side elevation and rear leading towards the terrace. The terrace space, impacted would already feature significant overshadowing from Nos 30 and 32's main buildings, and the side and rear extension to the dwelling is not considered to materially increase overshadowing over the current levels of this space. The application documents advise that the ground level is approximately 0.45 metres higher for No.30 than No.32, and that the side extension's eaves height would be only approximately 2.1 metres above ground level for No.30, at this level, these extensions are not considered to be so unacceptable regarding overbearing concerns to warrant the refusal of this application.
- 7.9 No.30 features 2No windows on the side elevation, these are both obscure glazed, and the potential impact of overshadowing from the works on these windows is considered acceptable. No.30's rear elevation features rear ground floor fenestration to access the terrace area of the rear garden. This fenestration though being clear glass, is in an area where light sources would be limited due to the existing main dwellings of Nos 30 and 32, this proposal is not considered to materially make overshadowing worse to this rear fenestration, and on balance is not seen to have an unacceptable impact.

No.34 Lymbourn Road

7.10 The extensions would feature 1No rooflight facing No.34, however, this would be at a sufficient cill height to prevent overlooking, it would feature rear fenestration, however, this would face the rear garden of No.32, and oblique views would be shielded by boundary treatment, with regards to this, No.34 is considered to be acceptably impacted regarding overlooking concerns. The extensions would protrude approximately 1.1 metres beyond No.34's rear wall, at this level of protrusion there would be a very limited increase in mass and bulk and an acceptable impact.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Southern Water

7.13 The applicant has submitted a letter from Southern Water which states "*Southern Water finds the planned rear extension has no significant impact on our apparatus and that we will grant conditional approval for you to proceed. The granted approval is based on the information provided by you on the self-certification document and any changes on site will require a further submission of details for approval. No structure (footings, walls etc.) running parallel to the line of the existing public sewer is permitted within 500mm from the sewer/manhole. Any proposed structure within 3.00 metres of the public sewer, must have foundations to a depth of at least 150mm below the invert level of the sewer/manhole*".

7.14 The application documents confirm that this proposal would accord with this, and this proposal is considered acceptable in this regard subject to any further requirements from Southern Water in relation to sewer protection. An Informative is recommended to highlight this matter.

(vi) Ecology

7.15 The application site has been found to be located within 50 metres of the following Notable and protected species:

- Pipistrelle Bat species roost (Wade Court)
- Bats in flight; Myotis Bat species, Soprano Pipistrelle, Firecrest, Siskin, Green Sandpiper.

7.16 The application site has also been found to be within 50 metres of a Moving water spring and within 50 metres of a Priority Habitat: Lowland Mixed Deciduous Woodland.

- 7.17 In light of this, with regards to that the works would be of a modest scale and at ground floor level, it is considered unlikely that there would be unacceptable impacts to ecology. Regarding this, this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00703 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: 101:SITE & LOCATION PLAN: Uploaded 16/9/24
Drawing Number: 402A: PROPOSED FLOOR: Uploaded 16/9/24
Drawing Number: 501A: PROPOSED ELEVATIONS: Uploaded 16/9/24
HERITAGE REPORT August 2024: Uploaded 16/9/24
Groundworks and Drainage Plan Sheet No. 403
CCTV Survey Report Sewer Inspection, Cleaning and Repair Project Ref: TV240748

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.