
Site Address: 24 Berkeley Square, Havant, PO9 2RT
Proposal: Front and rear extensions to existing property including associated infrastructure works, alterations to external materials and alterations to fenestration on all elevations.
Application Type: Full Planning Permission
Application No: APP/24/00283 Expiry Date: 13/06/2024
Applicant: Mr & Mrs Garland
Agent: Mr Bennett Case Officer: Robert Riley
 Kalotec Limited
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a 2-storey dwellinghouse, located in Havant. It features brickwork to form its external walls and concrete tiles in a pitched gable design to form the roof. It features an existing front hipped projection forward of the dwelling's main roof. The dwelling features a front and rear garden with parking for cars presently being able to be provided by a side garage and the front driveway.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the road featuring primarily bungalows and two-storey dwellings in evidence.

2 Planning History

- 2.1 No relevant history.

3 Proposal

- 3.1 There are 6 main elements being proposed at the application site:

- Front extensions
- Rear extensions to existing property
- Alterations to external materials including external walls and roof materials
- Alterations to fenestration on all elevations.
- Conversion of 1No. garage
- Patio confirmed to be no more than 280mm high in email uploaded on 2/7/24

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)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received

Councillor Imogen Payter

No comments received

Councillor Phil Munday - St Faiths

No comments received

Developer Services, Southern Water

Protection of Public Apparatus

Please see the attached extract from Southern Water records showing the approximate position of our existing foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Hampshire County Council Arboricultural Consultancy

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.
2. It is stated on the application form that no trees will be removed for the development.
3. One tree is visible in the front garden, probably a Magnolia. This is of little concern.
4. In summary, I have no concern regarding the proposal.

Ecologist

Think this is fine. Interlocking concrete tiles, appears to be in sound condition. Not enough to justify further information.

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: 16

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
- (iv) Trees
- (v) Ecology
- (vi) Parking matters

(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 This proposal would feature 6 elements including front extensions, rear extensions to the existing property, alterations to external materials including external walls and roof materials, alterations to fenestration on all elevations. The conversion of 1No. front garage and a patio confirmed to be no more than 280mm high.

Character, bulk and the streetscene

7.4 The proposal would be readily visible in the streetscene with regards to the changes to external materials; to the roof and external walls, changes to fenestration regarding the front elevation, the front extensions and the conversion of a front garage.

7.5 With regards to character, the proposal to convert 1No. front garage to a bedroom/study is considered in keeping with the existing dwelling and therefore acceptable. Furthermore, the patio is considered acceptable and the patio would not require consent.

- 7.6 This proposal seeks to alter fenestration on all elevations of the dwelling. Regarding this, it is considered that this proposal would feature contemporary and attractive fenestration to the front elevation and elsewhere the fenestration would compliment the existing dwelling. With regards to this, the changes to fenestration are considered acceptable.
- 7.7 This proposal seeks to add both one-storey and two-storey rear extensions providing a significant increase of mass and bulk to the rear of the dwelling. These rear works, would not be visible upon the streetscene. Regarding the two-storey section, it features a lower ridge line and hipped roof in accordance with the Havant Borough Design Guide SPD which states that extensions should "*appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes*". Furthermore, this two-storey section is not considered to be unduly prominent on the dwelling with regards to the footprint. With regards to this, the addition of mass and bulk from the two-storey section of the proposal is considered to be acceptable. With regards to the single-storey section, it is considered to be of a modest height, to not have an undue depth upon the dwelling and would feature a false pitched roof, considered to be in keeping with the rest of the dwelling and is therefore considered acceptable with regards to the character upon the dwelling. With regard to these considerations, the works to the rear are considered acceptable with regard to character.
- 7.8 The proposal also seeks to add significant bulk to the front of the dwelling. The original design featured 2 large gables to the front of the dwelling. With regards to these gables, officers were of the opinion that these gables were too striking and imposing in the existing streetscene adding significant bulk to the dwelling. Furthermore, it is stated in the Havant Borough Design Guide SPD that front extensions should not "*be prominent in the street*". The dwelling is already of a larger scale compared to the some of the surrounding dwellings, and this significant mass and bulk with the front additions would especially contrast to the adjacent properties on the opposite side of the street featuring bungalows in evidence. With regards to these concerns, the agent amended the plans in order to hip the roofs of the front extensions. With regards to the hipped roofs making the bulk more subtle, on balance officers considered that the proposed extensions would no longer be so unduly prominent and striking on the streetscene. It is also noted that the front additions do not project further towards the street than the existing front projection and on balance would be considered acceptable.

Materials

- 7.9 The proposal seeks to install a slate effect roof, and to feature brickwork, render and cladding to form the external walls, this is considered to be an attractive uplift to the property and is considered acceptable subject to a condition to approve final details and ensure an appropriate material pallet in the context of the site.
- 7.10 The design and appearance of the proposal is on balance 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 on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.11 Due to the nature and scale of the works, officers consider that both properties to the rear and front of the dwelling would be acceptably impacted, due to sufficient separation distances and the proposed fenestration featuring sufficient separation distances from these properties. The conversion of 1No. front garage, is regarded as having an acceptable impact upon neighbours, furthermore, due to the patio being confirmed in an email uploaded on 2/7/24 to feature a height of no more than 280mm, it would be able to be built under permitted development rights, and is unable to be considered as part of this application. Due to proximity, it has been considered important to assess the impact of this proposal upon No's 22 and 26 Berkeley Square.

No.22 Berkeley Square

- 7.12 To the northern side of the application site is No.22 Berkeley Square. Regarding the potential of overlooking with relevance to the proposal, there would be no fenestration proposed at first floor level facing No.22, with any fenestration proving oblique views at most of No.22 and its amenity space. On the ground floor level, there would be a new window to serve a boot room (facing west to the angled boundary with No.22), this if permission is forthcoming this will be conditioned to be obscure and this was agreed in an email with the agent uploaded on 3/7/24 and is therefore considered acceptable. With regards to this, officers consider that this proposal would have acceptable impacts regarding overlooking.
- 7.13 With regards to overshadowing and the sense of overbearing, officers have considered it important to assess the impacts of the front extensions and rear extensions. With regards to the front extensions, the works seek to provide 2 hipped extensions to the front. The extension on the northern section of the front elevation would enlarge an existing front elevation projection at this location, and is not considered to add significant amounts of mass and bulk with any overshadowing limited, and therefore would be acceptably impacted. With regard to this, officers consider this impact to be acceptable.
- 7.14 With regard to the works to the rear, the two-storey section is considered to have a sufficient separation distance of approximately 7 metres from No.22's boundary that it would have an acceptable and limited impact. Furthermore, with regards to the single-storey section of the rear works it is noted that it would have a minimum 1.5 metre separation distance from No.22's boundary, with regards to this, due to the modest height and the significant shielding provided by the boundary treatment to No.22's side elevation windows, officers consider that No.22 would be acceptably impacted.

No.26 Berkeley Square

- 7.15 To the southern side of the application site is No.26 Berkeley Square. Regarding overlooking concerns, there would be 2.No windows serving the dining room on the side elevation facing No.26. However, these would be at ground floor level, and would receive significant shielding from existing boundary treatment and are considered acceptable. Furthermore, there would be 2.No windows serving ensuite bathrooms, these will be conditioned to be obscure if permission is forthcoming and would be considered acceptable. Changes to fenestration on the front and rear elevations due to their locations are considered to have acceptable impacts regarding overlooking, with any new rear fenestration replacing existing fenestration and providing at most oblique views, with regards to this, officers consider that the works would have an

acceptable impact regarding overlooking.

- 7.16 Regarding the potential for overshadowing and a sense of overbearing, it is noted that there is a window on the side elevation of No.26 at the first-floor level, it appears to be obscure and is not considered to be impacted by further changes proposed to the dwelling. To the rear of the dwelling, the additional two-storey section would face no windows on No.26's side elevation and would not protrude significantly further (approx. 3.2m), with regards to this the two-storey aspect of the rear works are considered acceptable as it is considered to acceptably impact the dwelling and its rear amenity space. It is also noted that the extension is to the northern side of No. 26 reducing any impact on sunlight. The single-storey aspect of the rear works, would feature an eaves height of approximately 2.5 metres and a separation distance from No.26's common boundary of approximately 1 metre at minimum, regarding this, the single-storey aspect of the rear works is considered to be acceptable as it would feature a modest height and would not unacceptably overshadow beyond the existing boundary treatment.
- 7.17 With regards to the works to the front, the proposal seeks to add mass and bulk in the form of hipped extensions. Regarding the southern section of the front extension, it would not protrude much further than the front elevation of No.26, however on a site visit, it was noted that it would increase overshadowing of a ground floor side window. This side window appears to be a secondary window serving a hallway, secondary to the window at the front of the dwelling, which is considered to be acceptably impacted by the proposal. With regards to this, the rest of the front extensions are considered to acceptably impact No.26.
- 7.18 Consequently, it is considered that the proposal would 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.19 Due to the tree to the front of the property the arboricultural team was consulted during the application process. In light of this, noting that "*The application form that no trees will be removed for the development.*" and that "*One tree is visible in the front garden, probably a Magnolia*" the arboriculturist stated "*This is of little concern.*" The arboriculturist therefore stated "I have no concern regarding the proposal" In light of this, officers are satisfied that this proposal would have an acceptable impact regarding trees and would therefore duly accord with policy CS11 of the Havant Borough Local Plan (Core Strategy).

(v) Ecology

- 7.20 Due to works to the roof that could potentially impact upon bats, the ecologist was consulted during the application process. In light of this, the ecologist stated "*Interlocking concrete tiles appears to be in sound condition*" It was further stated that the proposals would not justify further ecological submissions. In light of this, officers are satisfied with this proposal's has limited potential impact upon bats. An informative is recommended to highlight requirements for protected species should they be present Furthermore the works are located within 50 metres of a protected species; Stag Beetles. however, considering the scale of the proposed works, it unlikely to result in harm to this protected species.

With regards to these considerations, this proposal is considered to accord with policy DM8 of the Havant Borough Local Plan.

(vi) Parking matters

- 7.21 The works would increase the occupancy from 4 to 5 bedrooms which would does not require additional parking to be provided. The works, seek to remove one of the front garages to be converted into a bedroom. In consideration of the reduction of a parking space parking has been assessed during the application process. It is noted, at present the driveway could fit 2 cars, with cars able to park in 2No front garages. The amended plan would retain one front garage and propose driveway space for 3 cars, meaning that this dwelling could provide the 3 car parking spaces required by the Havant Borough Parking SPD for this application and would therefore accord with the Parking SPD. Additionally, this application seeks to widen the dropped kerb, this is able to be done under permitted development and cannot be considered as part of this planning application, however an informative will be added if permission is forthcoming to make the applicants aware that they need approval from Hampshire County Council Highways. Furthermore, this application seeks to widen the existing driveway, this will be conditioned if permission is forthcoming to be constructed of either porous materials, or shall provide provision to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse and subsequently thereafter be retained in that condition. In light of this condition, this would be able to be built under permitted development rights and cannot be considered as part of this application.

8 Conclusion

- 8.1 The proposed development is considered acceptable in principle, is on balance 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/24/00283 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:

LOCATION PLAN: Uploaded 15/4/24

Drawing Number: KALO-0309-102 Revision B: AMENDED PROPOSED

ELEVATIONS: Uploaded 6/6/24

Drawing Number: KALO-0309-100 Revision B: AMENDED EXISTING FLOOR/ELEVATION/SITE/LOCATION PLANS: Uploaded 3/7/24
Drawing Number: KALO-0309-101 Revision B: AMENDED PLANS SHOWING PROPOSED FLOOR PLANS PROPOSED SITE PLAN AND EXISTING VS PROPOSED STREETSCENE : Uploaded 6/6/24
Agent email dated 26th June 2024 regarding patio height

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window serving the utility room on the rear elevation on the ground floor and the two ensuite windows on the side elevation facing south on the first floor as shown on the plans hereby approved shall be fitted with 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.

- 5 The additional driveway space shown on the approved drawings, shall be constructed of either porous materials, or shall provide provision to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse and shall subsequently be retained in that condition.

Reason: In the interests of avoiding flood risk and providing sustainable drainage systems (SuDS) in Havant Borough and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.