

DELEGATED OFFICER REPORT

Site Address: 9 Langstone Road, Havant, PO9 1RA
Proposal: Proposed Two Storey Side/Rear Extensions, First Floor Side Extension, Single Storey Front and Rear Extensions, Alterations to Existing Roofs (including raising ridge levels), Alterations to Fenestration
Application Type: Full Planning Permission
Application No: APP/24/00770 Expiry Date: 08/11/2024
Applicant: Dr Ledingham
Agent: Mr Gosling Case Officer: Tina Pickup
 PMG Building
 Design&Consultancy Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to 9 Langstone Road, which is a substantial detached dwelling located on the east side of Langstone Road, on the southern corner with Woodbury Avenue. The dwelling has a central forward gable that has mock tudor beams, with tile hanging at first floor either side, and white paint/render below, beneath a plain tiled roof.
- 1.2 The dwelling is sited in a wide but truncated plot, having a rear garden depth of only 7m. The rear boundary comprises a mix of old standard close boarded fencing with some higher mature trees and shrubs in the central area.
- 1.3 Vehicular access is taken from the corner on Woodbury Avenue and the tarmaced frontage of the site includes what appears to have been an 'in and out' drive with a second vehicular access point at the southern end of the site, directly onto the classified Langstone Road - but there is a fence closing off this access and no dropped kerb. There is a significant TPO'd lime tree on the road frontage, adjacent this closed off access.
- 1.4 The site is close to the Langbrook Farm pub opposite, but otherwise the area is characterised by detached two storey dwellings.

2 Planning History

90/53029/005 - Retention of building to side of house for single garage an workshop., PERM,
00/53029/009 - Crown reduce by 30% and crown raise up to 3.5m a Lime tree (T1) subject to TPO1406., PERM,08/11/2000
92/53029/007 - Conversion of garage roof space to form additional bedroom., PERM,26/11/1992
04/53029/010 - Application to crown lift to 3.5m, crown thin by 15% a Lime tree (T1) subject of TPO 1406., PERM,10/11/2005
90/52815/001 - Erection of detached dwelling fronting Woodbury Avenue., REF,22/02/1990
10/53029/011 - Crown lift by 5m and crown thin by 15% a Lime tree subject to TPO 1406., PERM,23/04/2010

APP/11/00079 - Single storey front extension to garage. , PERM,23/03/2011
APP/13/01174 - Fell 1No Cypress (T1)subject to TPO 1246, WD,03/12/2013
APP/20/00261 - Selective 3 metre crown reduction and rebalance of the crown and crown lift to 6m from ground level. Subject to TPO 1406., PERM,26/06/2020

3 Proposal

- 3.1 Proposed Two Storey Side/Rear Extensions, First Floor Side Extension, Single Storey Front and Rear Extensions, Alterations to Existing Roofs (including raising ridge levels), Alterations to Fenestration
- 3.2 During the course of determining this application amended plans have been submitted reducing the scale of the first floor extensions including stepping back and reducing the impact of the southern two storey side element, and instead including some first floor accommodation above the garage at the northern end. See section 7 below. The introduction of some tile hanging to the rear has also been introduced, to break up the long rear elevation. See section 7 below.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

HBC Arboriculturalist

There is unlikely to be any detriment to the tree based on the proposed development, however the TPP cannot be adequately conditioned as there are no measurements or RPA calculations submitted within the document.

I would request that we receive a scale drawing showing the RPA of the on-site Lime tree and the protective fencing so as we can then condition any development if permitted in line with an enforceable TPP that fully protect the Lime.

Following receipt of scaled drawings:

Having now received the TPP from Sapling Arboriculture I can confirm that if it is conditioned and fully adhered to then it will protect the tree from above and below ground damage.

As such I raise no objection to the application on Arb grounds.

Councillor Daniel Berwick

None received

Councillor Gillian Harris

None received

Councillor Phil Munday - St Faiths

None received

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: **2** in total: 1 letter on the original plans and 3 letters on the amended plans, from 2 addresses.

Comment	Officer Comment
<u>On Original plans</u>	
2 storey building line will be close to the boundary - rear garden depth only 22ft- 25ft; will be overbearing; roofline also higher	Noted - amended plans attempt to overcome - see section 7 below
<u>On Amended Plans</u>	
<u>Overlooking</u> first floor side window will overlook my most lived in rooms and result in loss of privacy	side window shown as obscure glass - can be conditioned to meet permitted development criteria
<u>Proximity</u> Imposing 2 storey extension close to boundary and will overwhelm and overpower	Noted - see section 7 below
<u>Tree</u> Footings close to tree, will cause damage to the roots and instability to the tree	This tree a fir tree & not protected
<u>Boundary</u> plans fail to show full extent of boundary, just showing greenery doesn't show problem and how close to boundary;	Noted - see section 7 below

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) Effect on Trees
- (v) Biodiversity Net Gain (BNG)
- (vi) CIL

(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 The proposed front elevation to Langstone Road would largely retain the existing symmetry of the main house, and the amended plans set back the southern side extension to ensure it would be subservient to the main dwelling. The existing side garage would be brought forward and re-roofed about 0.6m higher, but in the same style with half hip to Woodbury Avenue. Whilst the side of the garage is close to the pavement in Woodbury Road, it is considered the modest additional height and bulk, with continued use of half hip would not be unacceptably overbearing on users of the pavement.

7.4 Materials are proposed to match the existing dwelling and overall it is considered that in street scene terms the design of the amended plans would be sympathetic to the host dwelling and character of the area. Overall the design and appearance of the proposal is deemed appropriate in context to the main building and its setting, 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

7.5 Due to the site having a short rear garden, and the orientation of 2a Woodbury Avenue adjacent, set at 90 degrees, then the rear elevation and windows within the application site directly face the side elevation of 2a and 2a's rear garden. This property is itself undergoing a two storey rear extension, permitted by APP/23/00580, extending a modest 1.5m. The existing dwelling at 9 Langstone Road includes a first floor balcony at its southern end, which infills a step back recess in the side section, that effectively faces directly into number 2a's rear garden. Being only within 7m of the shared boundary, and at a point where the boundary hedging has died/been removed, then the potential for overlooking is currently quite high.

7.6 The proposal involves extending out into the recessed area of the current balcony, and replacing it with a two storey extension with two windows, both obscure glazed serving bathrooms. In addition there would be a 1m deep single storey extension across the majority of the rear, which deepens to 3.8m at the southern end, plus a further 3.6m wide two storey side extension. However the amended plans have recessed the first floor back by 2m to avoid an overlong, overbearing and enclosing

development.

- 7.7 Considering the loss of the currently intrusive balcony, then the change at first floor level is considered an improvement in terms of privacy - there would be less direct overlooking. However it is acknowledged that the infilling of the balcony area would increase the mass and bulk of the building, bringing the two storey facade closer to the shared boundary, just recessed slightly behind the existing rear gable projection. The additional side extension would then be set back a further 2m. There is no doubt that the additional two storey side bulk and roof mass, would add to the silhouette of the dwelling when viewed from 2a's garden, and reduce their outlook and skyline.
- 7.8 However, in terms of actual harm to the neighbours amenity, this needs to be balanced against the gain in privacy and reduction in sense of being overlooked by the loss of the current balcony. The 2m set back of the side storey extension is significant and would make this side section recessive compared to the main facade. Overall it is considered that the gain in the removal of the balcony outweighs the harm from any enclosing or overbearing effect from the additional bulk and silhouette, and on balance the amenity of the occupiers of 2a would be protected.
- 7.9 Whilst it is noted that the rear boundary is only partly screened by vegetation, and it is the southern end that is lacking where adjacent the private garden of 2a, this is exactly why there is benefit in the loss of the balcony. There would be no clear glass habitable windows at first floor at this southern end to result in any overlooking harmful to the amenity of the occupiers of 2a.
- 7.10 The ground floor footprint would also be enlarged bringing the ground floor closer to the rear shared boundary, but there would be no real harm to the neighbour from this proximity as standard boundary fences would provide adequate screening. The site instead has a wide garden such that there would remain sufficient on site amenity space for future occupiers and the proposal would not be considered an overdevelopment.
- 7.11 In terms of impacts on number 11 Langstone Road to the south, the two storey side extension would be sited between 1m and 1.5m from the side boundary but number 11 is in turn sited 10m from the shared boundary, and this separation is considered sufficient to prevent any sense of overbearing or enclosing effect to number 11. The amended plans do include a small first floor side window acting as secondary light to a bedroom which would face several first floor windows in the side elevation of number 11, but these are separated by an intervening garage and over 10m away. Provided conditioned to be obscure glazed it is not considered that there would be any material harm to the amenity of 11 Langstone Road from increased overlooking.
- 7.12 Overall 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Effect on Trees

- 7.13 The TPO'd lime tree at the front of the site is sufficiently distanced from the side extension for the development to have no impact. However to protect the tree during construction from any damage an accurate tree protection plan has been provided to protect the grassed area to the north of the tree. The Arboricultural officer has confirmed this is acceptable.

7.14 In terms of other trees on or close to the site, these are largely conifers and a bay on the rear boundary which are in a poor state of health. There is also a fir tree within 11 Langstone Road close the shared boundary and this would be close to the ground floor extension. This tree is not TPO'd and would not qualify to be protected.

(v) Biodiversity Net Gain (BNG)

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

(vi) CIL

7.16 An amended CIL Form 1 has been submitted reflecting the amended plans and floorspace proposed, which now amounts to 116sqm, however a self build exemption has been claimed.

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/24/00770

(A) 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:

Proposed Plans and Elevations Drawing Number SK002 Rev J
Proposed Sections DrawingNumber SK003 Rev C
Tree Protection Plan and Method Statement by Sapling arboriculture limited,
Drawing reference J1575, dated 25th November 2024.

Reason: - To ensure provision of a satisfactory development.

3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the two first floor windows at the southern end of the rear elevation, and the first floor window in the southern side elevation, all marked with red crosses on the hereby approved plans, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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 the adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, no additional windows, doors or other openings shall be constructed within the first floor of the rear elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of the adjacent properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall only be carried out in accordance with the Tree Protection Plan and Method Statement by Sapling arboriculture limited, Drawing reference J1575, dated 25th November 2024.
Reason: To ensure the continuity of amenity value afforded by the protected tree in question, and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.