
Site Address: 12 Southbrook Close, Havant, PO9 1RW
Proposal: New pitched roof built over existing flat roof and changes to fenestrations.
Application Type: Full Planning Permission
Application No: APP/24/00244 Expiry Date: 22/05/2024
Applicant: Mr and Mrs Crosbie
Agent: Mr Chris Renninson Case Officer: Ikrame Essalih
Architectural & Associated
Services Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 12 Southbrook Close, Havant is a two-storey detached dwellinghouse with an integrated garage, constructed in red multi facing bricks and a hipped red brown tiles roof. The house benefits from a large front and side areas where the central part leading to the main entrance and the garage is paved, the north side part is graveled and the south side part and approximately half of the front area is grassed.
- 1.2 The boundary treatment generally consists of a combined fence and hedging, with a low brick wall front boundary and two low height brick pillars marking the vehicular and pedestrian entrance to the property.
- 1.3 The surrounding area is predominantly residential with properties of similar height and character and differing finish material, design and roof types.

2 Planning History

None.

3 Proposal

The proposal comprises the replacement of the existing flat roof above the porch and garage with a pitched roof, and changes to fenestration at main west (front) 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)

Havant Borough Local Plan (Allocations) July 2014
ALA (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**

Councillor Gilligan Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Countryside Access Team

General information provided, no comments specific to application.

Officer's comment: Further to consultation response, an informative has been attached to the decision. The right of way runs to the rear of the property with works taking place to the front of the house.

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: 0

Comment	Officer Comment
No comments received.	N/A

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.

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

- 7.3 The proposed development consists of changing the existing flat roof at porch level on the main elevation facing west to a pitched roof with red brown tiles matching the existing ones in the property. The proposed roof would be of hipped style with an element at the entrance door protruding by approximately 600 mm to the front further than the overall new roof following the existing flat roof footprint. It is noted that flat and pitched roof porches are existing within the streetscene. Therefore, these works are considered to be in keeping with the character of the main dwellinghouse and would not result in an adverse impact to the streetscene.
- 7.4 The proposed works would also result in the replacement of the full-length landing window with a double standard window and the existing upper floor window serving the bathroom with two smaller obscure glazed windows. The windows would be matching in style and materials the existing ones in the property. These works are considered appropriate in design and scale and would be in keeping with the character of the main dwellinghouse and the surrounding area.
- 7.5 Considering the existing property location, its current design and precedents in the neighbouring area, it is deemed that the proposed works are appropriate for purpose and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, concurring to the requirements of Havant Borough Design Guide SPD and Policy CS16 of the HBLP Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.6 The proposed works would be mainly located at the front elevation of the dwellinghouse, therefore it is considered that the properties to the rear would not receive any impact from the proposed development.
- 7.7 By dint of the recessed position of the main building in comparison to the adjacent properties and the scale of the proposed alterations, it is considered that the overall impact of the development would be minimal. The adjacent properties at No.14 and No.12 are located at approximately 7.5 metres and 10.4 metres respectively from the main dwellinghouse. Therefore, considering the scale, height and front position of the proposed pitched roof, it is considered that the proposal would not result in an adverse impact of overbearing or overshadowing to the adjacent properties.
- 7.8 The properties facing the application site are located at approximately 33.5 metres. Therefore, it is considered that these neighbouring properties are positioned at a sufficient distance to avoid any harmful impact from the proposed development.
- 7.9 Consequently, it is considered that the proposed alterations would have a relatively limited to no impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, sunlight or view, or result in overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle. The scale, amount and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00244, 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:

1624-PA-00	Block and Location Plan
1624-PA-01	Proposed Floor Plans
1624-PA-02	Proposed Elevations

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.