
Site Address:	68 Southbrook Road, Havant, PO9 1RN		
Proposal:	Single storey side extensions (resubmission of APP/23/00623).		
Application Type:	Full Planning Permission		
Application No:	APP/23/01031	Expiry Date:	16/02/2024
Applicant:	Mr Philip Haines		
Agent:	Mr Peter Galloway	Case Officer:	Robert Riley
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a two-storey detached dwellinghouse with a detached garage located on the northern side of Southbrook Road located in Langstone. The application site features a front and rear garden, and a driveway fronting onto Southbrook Road. The property's materials feature orange brickwork to form the external walls, and brown concrete tiles installed in a pitched gable roof design to form the roof.

The application site is in an area that could be considered both urban and residential, with the character of the road featuring two storey detached brickwork houses in evidence.

2 Planning History

Planning Permission Reference: 22821/1 dated 10/01/1980 for an archway to the west and car port to the east along with a single storey rear extension.

Planning Permission reference: 33819 dated 19/08/1986 for a proposed single storey front extension including porch and extension to garage.

Application Number: 14210/15 dated 02/11/1964 - Outline for residential development 02/08/2022

APP/23/00623 - Proposed side and rear extension., PERM,28/09/2023

3 Proposal

There are two element to the proposal to the application site:

- Erection of a Single storey side extension on the western elevation following demolition of existing car port
- Demolition of existing garage and erection of single storey side extension on the eastern elevation. This would have a gable roof design to the front and a monopitched roof to the rear. There would be alterations to the existing kitchen roof to reflect the pitch of the proposed extension.

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)
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)

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 comment received

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Ecologist

I would not raise any concerns in relation to this application. The proposed extension works are restricted to the lower storey and will entail the removal of an existing flat-roofed car port. The main roof structure will not be affected. On that basis I am content to conclude that the likelihood of impacts to protected and notable species is negligible. No further information is required.

If you have any queries, please don't hesitate to contact me.

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: 7

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 and planning history
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Ecology
- (v) Parking

(i) Principle of development and planning history

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 The planning history for the site is a material planning consideration. There is an extant planning permission (APP/23/00623) for a replacement of the car port with a single storey side extension and replacement of the garage with a part single storey, part two storey side extension. The current proposal would have the same footprint as the extant permission, but would be single storey only as opposed to the 2 storey extant permission.

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

Scale, mass and bulk

7.4 The proposal seeks to replace the existing carport attached to the western elevation of the property with a single storey flat roof side extension, with a proposed maximum height of approximately 2.2 metres a proposed depth of approximately 4.5 metres and a proposed width of approximately 2.5 metres. To the eastern elevation there would be an asymmetrical pitched roof then flat sloping roof single storey side extension to replace the existing detached garage. The proposed eastern elevation side extension would have a width of approximately 4.2 metres a depth of approximately 12.2m with a maximum height of 4.1m. The proposed extension would be set back approximately 0.9m from the front elevation of the property. The proposals would appear subservient to the main dwellinghouse, with the larger eastern elevation side extension being proposed to be set back 0.9m from the front elevation and single storey. Furthermore, the proposed development would have the same footprint and siting as the extensions approved under APP/23/00623, but would be single storey only and thereby helping the works appear more subservient.

Materials and detailing

7.5 The proposed design of the extensions is reflective with materials of APP/23/623 and is considered sympathetic to the host dwelling offering an attractive uplift to the dwellinghouse. The proposed materials for all the proposed extensions would reflect

the existing materials used in the construction of the existing dwelling and would appear visually similar except in regards to the scale and height of the eastern elevation works.

- 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). 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 To the front there would be a new entrance door and rooflight within the proposed eastern single storey side extension. The proposed single storey side extension to the western elevation would have a entrance door and window facing onto the front amenity area. These views would face out onto the public highway and front gardens of the properties opposite and thus are not considered to cause harmful overlooking towards nearby dwellings.
- 7.8 On the rear elevation of the application site there would be sliding doors to be installed on the proposed sitting room this would face the back garden with views screened by 1.8 metre high fencing and significant foliage and therefore not increase overlooking and is considered acceptable. To the front elevation, there would be a 2.4 metre front door installed this would overlook front gardens and the public realm and is considered acceptable. To the eastern elevation, there would be an opaque window installed to serve the WC and an opaque window to serve the utility room, this is considered acceptable as it would not increase overlooking.
- 7.9 The proposed extension would decrease the feel of separation distance between No.66 and the eastern elevation of No.68. The proposed eastern side extension would be 0.4m from the boundary, this would have a limited but acceptable impact upon no.66 given that the extension would replace an existing garage. The proposed extension would have a larger footprint than the existing garage but it would only modestly project beyond the rear elevation of no.66 so would not result in a material not increase a sense of bulk and overbearing impact. Additionally as the extension would be single storey, it would lessen the sense of bulk and scale upon No.66 compared to the extant scheme (APP/23/00623).
- 7.10 The proposed single storey side western extension to serve a storage room, would not have any further impact upon the neighbouring property to the west (No.70) than what was already existing from the soon to be demolished car port. This proposed extension would be screened by the high hedging and shrubbery along this shared boundary. It's therefore considered any impact upon this neighbouring property would be limited and acceptable.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.12 The application site is within 50 metres of protected and notable species, however, considering the scale of the proposed works, unlikely to result in harm to protected

species. An informative is added to remind the applicant of their legal requirements in respect to safeguarding ecology. As the proposal seeks extensions to an existing dwelling only an appropriate assessment under the Habitat Regulations is not required.

(v) Parking

- 7.13 In order to ensure that sufficient on-site parking was able to be provided for the extended dwelling following the demolition of the detached garage and carport, the agent sent a parking plan showing that 3 cars would be able to park on the driveway. This would meet the Havant Borough Parking guide SPD's standards if the bedroom/study is to be counted as occupancy space as 3 spaces would be needed. As this was shown with the parking plan, this is considered acceptable.

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. Furthermore, adequate parking provision would be retained on the site. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01031

(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:

Drawing Number: 23220L01: LOCATION PLAN
Drawing Number: 23220P01A: PROPOSED SITE PLAN, FLOOR PLANS AND ELEVATIONS
Drawing Number: 23220P02: EXISTING FLOOR PLANS AND ELEVATIONS
Drawing Number: 23300W01A: PROPOSED SITE PLAN

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.

