
Site Address:	27 Leigh Road, Havant, PO9 2ET		
Proposal:	Single storey front, side and rear extensions, reforming driveway.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00274	Expiry Date:	08/06/2022
Applicant:	Mrs E Grant		
Agent:	Mr R Locke	Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a modest, low profiled bungalow constructed of red brick beneath a dark concrete tiled roof, located on the west side of Leigh Road. It has some old flat roofed additions - across the full rear elevation and to the northern side. The site has a large rear garden, some 48m, that backs onto Havant Leisure Centre. This rear garden is currently overgrown and has several mature shrubs and trees on its boundaries providing screening.
- 1.2 The site is set at a higher level than the road and access is via a private drive at the northern end of the site, bounded by retaining walls. This drive follows the northern boundary to serve a detached single garage set slightly behind the bungalow and up to the shared boundary with number 29 to the north. There is currently no vehicular turning on site. The site frontage is screened with a bank of mature trees and vegetation, which includes a Group TPO. Within the site is a significant category A horse chestnut tree, with a second being just off-site within the frontage of number 29. There is also a category C Hawthorn tree within the frontage.
- 1.3 The immediate vicinity of the site is characterised by linear residential dwellings, of a mix of architectural style and ages, set in verdant plots. The property to the north, number 29, is a chalet style bungalow set close to the shared boundary with 2 ground floor windows and a dormer window facing the application site. The ground floor windows serve the main living room and provide light to the room that otherwise relies on borrowed light from the rear. There is currently no boundary treatment between the 2 properties where the bungalows align with each other ie adjacent the drive of 27 - which in turn maximises the light available to number 29's room.
- 1.4 Number 25 to the south is a two storey dwelling that has a two storey rear projection with long single storey addition close to the shared boundary. There are two windows in the side elevation of the two storey element, facing the application site. There is a close boarded fence on this boundary and within the application site are tall overgrown trees and shrubs such that this neighbouring property is currently screened.

2 Planning History

None relevant

3 Proposal

Single storey front, side and rear extensions, reforming driveway.

- 3.1 The proposal would demolish the existing flat roofed additions to the side and rear and instead add contemporary styled additions including two separate single storey extensions to the rear, forming a central courtyard. The northern wing would be flat roofed and linked to the retained pitched roof garage. The southern wing would have a pitched roof, but be linked to the main bungalow with a flat roofed element. In addition, a front extension is proposed which would be flat roofed and form a new entrance and granny annexe.
- 3.2 The flat roofed elements would be contemporary in detailing with extended eaves overhang "cornice" cladding in galvanised steel with charred timber lathes to underside with charred timber boards. Elsewhere materials would include a mix of the rendering of the existing brick work, sections of timber boarding, dark grey slates to the pitched roof elements and use of steel window and door units in dark grey.
- 3.3 In addition the proposal includes the engineering operation necessary to form a new enlarged driveway with parking and turning area formed in front of the dwelling. This would involve excavating the levels, and lowering the land in part by up to 0.86m. Some of this levelling works falls within the RPA of the TPO'd trees and hence cross sections and a full AIA, AMS and TPP have been provided.

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)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

There are significant trees both onsite and on adjacent land that could be affected by the proposals and it is understood that these trees are already statutorily protected. However, the submitted arboricultural documents demonstrate that they have been suitably considered at the design stage and the proposed protective measures and construction methodology are considered sufficient to minimise the impact.

I raise no objection to the proposals subject to a suitably worded condition requiring the strict adherence to the submitted arboricultural method statement.

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

Comment	Officer Comment
None received	

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) Parking and Impact on Trees
- (v) 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. The 'granny' bedroom proposed has been confirmed as providing ancillary accommodation linked to the main household and the site will remain a single family dwelling.

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

- 7.3 The proposal includes a flat roofed front extension, but the site is of adequate size that this is sufficiently set back from the highway and screened by frontage trees, to be accommodated without being overly dominant or overbearing to the street scene. It is to be of a contemporary design solution, linking to the host dwelling below the existing eaves line, with short flat lowered section and then raised projecting cornice with frieze below. This allows the existing eaves line to be unbroken and continue past the addition. The side extensions would be similarly linked with lower flat roofed elements.
- 7.4 In combination with the mix of modern materials proposed, the overall external appearance of the dwelling would be transformed into a modern and contemporary bungalow. Given the mixed architectural styles in the immediate area, and the sites raised level behind frontage trees, this unique external design would not result in any adverse impact on the visual amenity of the area. Whilst traditional flat roofed extensions, especially at the front, are not encouraged by the adopted Borough Design Guide SPD, nevertheless this particular design creates a new contemporary style for the bungalow and site. The overall design is considered visually appropriate to the context of the site and not harmful to the visual amenity of the area, and thus compliant with Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The demolition of the existing northern side extension and its replacement with narrower, more articulated additions, increases the separation to number 29 with resultant benefit to outlook and light to the two habitable windows of this property. This boundary is currently open and new boundary fencing is proposed with a height of 1.2m, which equates to the cill height of the affected windows, such that light will be unaffected. The windows on this north elevation are to be either obscure glazed (bathroom and mud room) and the guest bedroom window is to be high level (set at 1.75m). This would mitigate against any potential overlooking and loss of privacy between the properties. In terms of adequacy of light and ventilation to this guest bedroom for future occupiers it is noted that it would also be served by a roof light.
- 7.6 The 4.5m long plant room addition to the rear of the garage would be set off the shared boundary slightly and flat roofed, with height of 2.6m. Number 29 has a conservatory to its rear, which is already enclosed by the existing garage. The plant room addition could result in some additional sense of enclosure and overshadowing for the occupiers of number 29, but with its relatively low height and offset siting, would be no more harmful than a permitted development outbuilding. Number 29 also has a large garden and it is considered that the overall outlook from the conservatory would not be unduly compromised.
- 7.7 In terms of impact to number 25 to the south, the proposed flat roof link to the proposed pitched roof would align with the side windows in number 25, and would effectively be a replacement of the existing flat roofed extension. The outlook from and light available to these windows would therefore be substantially unaltered. The higher pitched roof element would be offset to the west and align with number 25's own single storey rear projection, which is deeper than proposed at number 27. There are no side windows in this proposed southern elevation, except 2 narrow full height windows in the sides of the flat roofed projection - which would only allow for views along the shared boundary, not over it. Therefore the harm to the amenity of number 25 would be limited.

- 7.8 Overall, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and Impact on Trees

- 7.9 The proposed layout results in 3 bedrooms plus 'nursery' and 'work room'. Overall the scale of the extensions are considered tantamount to a 4 bedroom dwelling and as such 3 on site parking spaces are required. These can be readily achieved on the proposed enlarged driveway with parking and turning at the front.
- 7.10 However the formation of this front parking area, renewed and widened driveway, necessitates extensive ground works and levelling, some of which is under the canopy and RPA of the frontage TPO'd trees. The two Horse Chestnut trees are to be retained, but the Hawthorn is to be removed with a replacement tree planted. The submitted AIA, AMS and TPP has been supplemented during the course of determining this application with a further cross section plan showing the level of the drive and retaining wall, with the land being lowered by 0.86m. The root volume to be removed would be 20sqm, which equates to 5% and this is indicated within the AMS as a 'permissible' impact.
- 7.11 The mitigation proposed includes protective fencing; the hand digging of 4 trial pits along the drive to establish the presence of roots for appropriate solutions such as use of cellular confinement system; retention of existing tarmac throughout construction to act as a temporary ground protection; use of hand held to remove existing surface, no excavation below existing foundation levels of drive boundary walls etc.
- 7.12 The LPA's Arboricultural officer has assessed the proposal and is satisfied that the trees have been adequately considered at design stage and the protective measures and construction methodology are sufficient to minimise the impact. There is therefore no arboricultural objection to the proposal provided the submitted AMS is strictly adhered to - which can be conditioned.

(v) CIL

- 7.13 Due to the significant demolition at the site, the net gain in floor space amounts to only 80sqm. Therefore the proposal is not CIL liable.

8 Conclusion

- 8.1 The scale, siting and contemporary design of the proposal would have limited and acceptable impact on the context of the site or neighbours amenity, and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00274 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:

Tree Survey Report, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan - by Acornarb dated February 2022

Block & Location Plan 01

Proposed GA Plan Drawing Number 05A

Proposed Roof Plan Drawing Number 06

Proposed North Elevation Drawing Number 07A

Proposed East & South Elevations Drawing Number 08A

Proposed West & South Elevations Drawing Number 09

Proposed Building in Context Drawing Number 10

Sketch of Roof Details Drawing Number 11

South Elevation Drawing Number 12

Proposed East West Section through Parking and Garden Area Drawing Number 13

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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be undertaken in strict accordance with the hereby approved Tree Survey Report, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan - by Acornarb dated February 2022, including protective fencing, trial pits under the supervision of the Local Planning Authority, and replacement tree planting.

Reason: To safeguard the health and well being of protected trees at the site, having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.