
Site Address: 128 Southleigh Road, Havant, PO9 2PT
Proposal: Proposed single storey rear extension. Proposed loft conversion including front and rear facing dormer window.
Application No: APP/21/01452 Expiry Date: 17/02/2022
Applicant: Mr & Mrs Jackson
Agent: Mr Hinton Case Officer: Selina Donophy
 Corinthian Architectural Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a hipped roof bungalow located on the east side of Southleigh Road, Havant. This property has an internal garage to the front facade, with brickwork to the elevations. The property is set back from the road by approximately 20 metres with a gravel driveway and lawned front garden.

2 Planning History

APP/21/01237 - Loft conversion including front facing dormer window, rear dormer and single storey rear extension.
, PERM, 15/12/2021

3 Proposal

Proposed single storey rear extension. Proposed loft conversion including front and rear facing dormer window.

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter
No comment

Councillor J Branson - St Faiths
No comment

Councillor T Pike - St Faith's
No comment

Southern Gas Networks - stage 1
No comment 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: 25

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) CIL
- (v) Parking

(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.

- 7.4 This application is a resubmission application following the approval of APP/21/01237 with amendments to the proposed materials and sizing of rear dormer.

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

- 7.5 This proposal comprises an alteration to APP/21/01237 which approved plans for a rear extension and roof dormers. This revised proposal seeks to reposition the rear dormer to bring this further forward down towards the eaves alongside alterations to the internal layout. This would create a larger space at first floor level. The proposed materials for the rear extension have also been altered to be in white / neutral coloured render and two rooflights would be introduced to the single storey rear extension.
- 7.6 The enlargement to the rear dormer is not considered as subservient within the roofslope as the dormer approved under APP/21/01237 - due to the raised height of the rear extension the dormer appears to step out slightly adding to a bulkier appearance than the more centrally sited dormer approved previously. Whilst this may be the case, the dormer would not be highly visible from the public realm and the appearance is not deemed to be harmful enough to justify a refusal on this basis. The other elements are also deemed to be acceptable in terms of impact on the host dwelling and the surrounding character of the area.
- 7.7 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

- 7.8 The impact of the dormers and rear extension is assessed under APP/21/01237. This revised proposal is not judged to result in any harmful impact to neighbouring properties.
- 7.9 Consequently, 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 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) CIL

- 7.10 This proposal would result in 120 metres² additional floorspace and is therefore CIL liable to an amount of £14,228.57 - self build exemption has been claimed.

(v) Parking

- 7.11 There is adequate parking allocation on site towards the front of the property.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended

for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01452

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 and block plan uploaded on the 14.01.2022
002 Proposed floor plans
003 Proposed elevations
004 Existing and proposed elevations

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.