
Site Address:	11 Southleigh Road, Havant, PO9 2RR		
Proposal:	Two storey rear extension and external alterations.		
Application No:	APP/21/01257	Expiry Date:	18/01/2022
Applicant:	Mr Campbell		
Agent:	Mr M Holman	Case Officer:	Joseph Toole
	HRP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Southleigh Road, Havant, is a detached two storey property located to the west side of Southleigh Road. It comprises of brickwork with concrete roof tiles. Vehicular access is from Southleigh Road with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

00/64155/000 - Single storey rear extension, PERM,03/04/2000

04/64155/001 - Conservatory to rear of property., PERM,23/11/2004

3 Proposal

Two storey rear extension and external alterations.

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

Submission Version Havant Local Plan

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.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Proposed window to rear would cause harmful overlooking	Please see Section 7.
Loss of light	
Overshadowing	

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 would involve a two storey rear extension following the removal of the existing conservatory. It would be used as a extended kitchen area on the ground floor and a master bedroom with en-suite on the first floor.

- 7.4 The proposed works would have white render and matching roof tiles. This is considered to be acceptable within the context of the area.
- 7.5 The proposed works would not be readily visible from the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 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 On the north side there would be a side window within the proposed two storey rear extension at first floor level serving the en-suite. As this would face out onto the roof of No.1a Berkeley Square it is not considered to cause harmful overlooking. Due to the proposed extension's pitched roof design hipped away from the shared boundary with No.1a and being partly offset by the existing side/rear extension it is not considered to appear overbearing or result in the harmful loss of light to the occupiers at No.1a.
- 7.8 On the south side there would be no side windows within the proposed two storey rear extension. Due to the proposed extension's pitched roof design hipped away from the shared boundary and separation distance from the side wall of No.9 Southleigh Road it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 To the rear there would be bi-folding doors on the ground floor and a large window on the first floor of the proposed two storey extension. These would face out onto the side of No.1 Berkeley Square. However, due to its distance away and partial screening of trees and vegetation it is not considered to cause harmful overlooking to the occupiers of No.1. The proposed first floor window would create some form of overlooking on the adjacent properties. It is worth noting there are existing first floor windows to the rear and although the proposed rear extension would extend further out it is considered not to be materially different, thus deemed acceptable.
- 7.10 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/21/01257

- 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:

Existing Location Plan and Block Plan - 8986 01
Proposed Floor Plans and Block Plan - 8986 02A
Proposed Elevations - 8986 03
Proposed 3D Perspectives - 8986 05

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.