
Site Address:	124 Southleigh Road, Havant, PO9 2PT		
Proposal:	Demolition of existing conservatory; proposed two storey rear extension and single storey rear extension.		
Application No:	APP/21/01121	Expiry Date:	22/11/2021
Applicant:	Mr I Humphries		
Agent:	Mr M Singleton	Case Officer:	Selina Donophy
	Mr M Singleton		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the east side of Southleigh Road on a corner plot location where Southleigh Road meets Spindle Close. This property has a barn hip on one side and a hipped roof slope on the other side- towards the front it projects forward at single storey level and towards the rear is a conservatory. The elevations are formed from brickwork with tiles to the roof slope and front elevation dormer. The area is urban in character.

2 Planning History

07/71902/000 - Replace concrete posts and renew close board fencing panels and timber gates to side elevation (south west)., PERM,04/04/2007

3 Proposal

Demolition of existing conservatory; proposed two storey rear extension and single storey rear 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

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

Portsmouth Water Company

No comment received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.

Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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
No comment 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.

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

7.3 This proposal comprises a two storey rear extension with a single storey rear lean-to roof on posts and a single storey rear extension forming a utility room. The single storey utility room extension would be located on the north side of the rear elevation and would have a hipped back roof and dimensions of approximately 2.5 metres width, 4 metres to ridge height and 1.5 metres depth. This would feature a window to the rear elevation and would link through to the kitchen area. The two storey rear extension would also have a hipped back roof and would be set down just below the main ridge of the existing roof - the ridge has been amended and made further set down following submission of this application to soften the appearance of the extension. The two storey extension would have a depth of approximately 2.5 metres at ground floor level although this would increase at first floor level due to the current profile of the roof. Materials proposed include brickwork and roof tile both to match existing.

- 7.4 The proposed extensions would be fairly prominent in the streetscene due to the corner plot location of the property, with the side elevation fronting Spindle Warren and Spindle Close. The total depth of the extension is not deemed to be particularly large however as the extension rises above the eaves line of the host dwelling the extension does increase in bulk however the ridge would be set down below the main roof and the extension would not incorporate the full width of the main property and is therefore considered , on balance to remain a subservient addition to the main dwelling. The other smaller extension and canopy are judged to be acceptable in appearance and not harmful to the character of the streetscene.
- 7.5 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

- 7.6 To the north of the application site is no 126 Southleigh Road - no 124 is set slightly forward of no 126. The smaller extension located closer to the boundary shared with no 126 is not deemed to have any impact upon the amenity of this property. The proposed two storey extension would be located on the side of the property furthest away from no 126 and is not judged to impact the first floor side elevation nor the ground floor doors present at no 126 - there are no additional windows proposed to the side elevation facing no 126 .
- 7.7 To the rear (east) of the application site is no 1A Spindle Close. There would be a first floor window on the extension with views east, however these would not offer direct views into the front elevation windows at no 1A as this property faces south/ south west. There would be some additional overlooking across the front garden of no 1a however this would not result in any direct harm to private amenity spaces. It would also be set back by the rear garden of the application site.
- 7.8 To the side (south west) of the application site is no 10 Southleigh Road. This property is sited slightly forward of no 124 . There are no windows proposed at first floor level to the extension and no overlooking issue has been identified.
- 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 not exceed 100m2 additional floorspace and is therefore not CIL liable.

(v) Parking

- 7.11 This property is increasing in bedroom number from 3 to 4 bedrooms in total. The Havant Parking SPD requires 3 parking spaces on site for a property with this bedroom number- 3 parking spaces could be accommodated on site and the requirement is considered to have been met.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01121 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:

13/21 (02) REV B Amended proposed floor plans and elevations uploaded on the 02.12.2021
Location plan uploaded on the 20.10.2021

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.