
Site Address:	52 Southbrook Road, Havant, PO9 1RN		
Proposal:	Two storey side and rear extension.		
Application No:	APP/21/00461	Expiry Date:	09/07/2021
Applicant:	Mr Sean Harper		
Agent:	Mr Cox	Case Officer:	Selina Donophy
	ASC Design services LTD		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the north side of Southbrook Road, where the road forms a cul-de-sac. The plot is triangular shaped, with the property set back from the road with a garden to the front and hardstanding providing parking space for vehicles. The property is of brick and tile construction with a pitched roof and detached garage to the side.

The area is predominantly residential in character with the A27 sited to the north. To the east is Lymbourne Spring, Wade Court Conservation Area and the Chichester Harbour AONB.

2 Planning History

None relevant

3 Proposal

Two storey side and 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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

Chichester Harbour Conservancy

No objection

The current proposal lies outside the AONB and within a built-up urban environment. The proposal is considered to have little significant impact on or be harmful to the AONB protected national landscape.

Councillor D Guest - St Faith's

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Southern Gas Networks - stage 1

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.

If you require any further information please do not hesitate to contact us.

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: 0

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 and AONB
- (iii) Effect on neighbouring properties
- (iv) Parking
- (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.

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

7.3 This proposal comprises a two storey side extension, two storey rear extension and single storey rear extension. The proposed two storey side extension would have a hipped roof with the ridge set level in height with the existing ridge line as well, with the eaves level also continuing the height of the existing eaves. The front elevation would be set back behind the existing front elevation wall by approximately 2.3 metres, stepping down to single storey level towards the rear and it would have a width of approximately 4 metres. At ground floor level this side extension would allow for a relocated front entrance and hallway and would create a wet room with front facing window, utility room with a side elevation window and a lounge towards the rear with a rear elevation window. At first floor level would be a bedroom with a rear elevation window and ensuite with front elevation window.

7.4 The proposed two storey rear extension would have a depth of approximately 1.8 metres and would match the existing rear gable in height and width - this would create enlarged rear bedrooms. Stepping out beyond this would be the proposed single storey rear elevation which would project a further 1.5 metres beyond this, stretching the width of the property including that of the proposed side extension. This would

have 3 velux rooflights , large bi-fold doors to the newly created rear dining room and also rear doors serving the lounge also to the rear. The existing conservatory and garage would both be demolished in order for the extensions to be constructed. Proposed roof tiles would match existing , new walls would be finished in white render and there would be section of horizontal cladding to the front facing gable wall.

- 7.5 The proposals would result in a reasonable enlargement of the footprint of the existing property and although the plot in which the property is located is not especially large , there is judged to be space to accomodate the extensions on site without resulting in a cramped or overdeveloped appearance. The proposed two storey side extension would be set back behind the frontage, which is in accordance with supported design features of two storey side extensions as specified in the Havant Borough Design Guidance and the width would be visibly smaller than that of the host dwelling which allows for a generally subservient appearance. The proposed rear extensions would be located away from the public realm and therefore any impact on the streetscene would be limited . The design of the two storey and single storey rear extensions would be in keeping with the existing property in design terms and impact on the character of the area and existing property is deemed to be acceptable.
- 7.6 The application site is located adjacent to the AONB which is sited to the east. Chichester Harbour Conservancy have been consulted in this regard and have no comments to make and no objection to uphold due to the location of the site within an already built up, residential 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 To the south east of the application site is no 50 which is sited at an angle to no 52. No 50 has a single storey garage to the side and features a door to the side elevation and a window at first floor level which serves a bathroom. The proposed side extension would be located within close proximity to the side boundary shared with no 50 with an average set off distance of approximately 0.5 metres. Despite this, the space adjacent at no 50 is a hardstanding for parking therefore the extension is not deemed to cause overbearing harm to any window outlook or private amenity space - no 52 is also located towards the north , reducing any potential impact of overshadowing. The extension would feature a window to the side elevation at ground floor level to the utility room however this would not result in any harmful overlooking to private spaces. Impact of this proposal on no 50 is therefore considered to be acceptable. The rear bedroom windows are judged to have views straight down the garden rather than down into the rear garden amenity space.
- 7.9 To the west of the application site is no 54. No 54 is also located at an angle away from no 52 and the side elevation wall of no 54 has no windows and features a large amount of foliage which has grown to two storey level. The proposed rear extension is not judged to cause any overbearing, overlooking or overshadowing impact to this property.
- 7.10 To the north of the application site is no 7 Hamilton Close - the rear garden of no 7 backs on to the rear garden of no 52. No 52 is located at an angle away from no 7 and there is approximately 23 metres separation distance back to back. Whilst the first

floor rear bedroom windows would be set slightly closer to the rear of no 7 , the separation distance still meets that as stipulated in the Havant Borough Design Guide

- 7.11 Also to the north of the application site is the rear garden of no 8 Hamilton Close which is sited at an angle away from no 52. There is approximately 22 metres separation distance back to back between both properties. The first floor bedroom window of the extension would be located slightly closer towards this property than the existing first floor windows however the outlook is not deemed to offer any considerable additional views than are available from the existing windows. The back to back distance also meets the Havant Design Guide criteria.
- 7.12 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) Parking

- 7.13 As a result of this proposal the bedroom number would be increasing by 1 to form 5 bedrooms in total. As there are already 4 bedrooms on site which requires the maximum car parking allocation , it is judged that in this instance no further parking allocation would be required on site.

(v) CIL

- 7.14 The additional floorspace would not exceed 100m² and therefore this would not be CIL liable.

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/21/00461

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:

Proposed plans uploaded on the 14.05.2021

Block plan uploaded on the 07.05.2021

Existing plans and elevations uploaded on the 07.05.2021

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.

The proposed cladding shall comprise timber effect cladding unless otherwise agreed by the Local Planning Authority.

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.