
Site Address: 110 Southleigh Road, Havant, PO9 2PS
Proposal: Proposed first floor rear extension and new attached double garage.
Altered vehicle access to property. (Resubmission).
Application No: APP/21/00366 Expiry Date: 19/05/2021
Applicant: Mr A Sakutkwa
Agent: Mr Walker Case Officer: Joseph Toole
Parkers Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

110 Southleigh Road, Havant, is located to the south east side of Southleigh Road. The application site is a detached two storey property comprising of brown brick and grey roof tiles. Vehicular access is off Southleigh Road with parking to the side.

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

2 Planning History

APP/20/00774 - Part two storey, part single storey side extension., REF,02/11/2020
APP/20/01124 - First floor extension/loft conversion above an existing ground floor extension and garage. To create additional bedroom space. Altered vehicle access to property.(Revised)., WD,04/02/2021

3 Proposal

Proposed first floor rear extension and new attached double garage. Altered vehicle access to property. (Resubmission).

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)

DM13 (Car and Cycle Parking on Residential Development)

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.

Hampshire Highways - 13/05/2021

The applicant is seeking planning permission for a first floor extension, double garage and new vehicular access onto Southleigh Road. The proposed block plan appears to indicate that the dropped kerb will be located over the existing dropped kerb access to properties to the rear of the site.

The applicant is required to specify the details of the access, including the proximity to the existing dropped kerb, to understand whether any separation will be applied between the two.

The applicant should be made aware of the requirement for a Section 184 licence to implement the dropped kerb, should planning permission be granted. Further details of the requirements under this licence are available via the following link:
<https://www.hants.gov.uk/transport/parking/droppedkerbs/droppedkerbchecklist>.

Further information is sought from the applicant on the points raised above before the Highway Authority can make its formal recommendation.

Hampshire Highways - 04/06/2021

It is noted that a new site plan has been submitted which details the location of two parking spaces on-site. In their capacity as local parking authority, Havant Borough Council should determine whether this is suitable against adopted parking standards. The latest plan does not provide any further details to address the comments raised in the Highway Authority's previous response regarding the proximity of the new access to the existing dropped kerb. Any potential interaction with the existing dropped kerb should be shown on a plan to understand the combined width of the access.

Hampshire Highways - 06/08/2021 - Final Comments.

Whilst the previous submission suggested that this would be a new drop kerb access separated from the existing access, the new resubmission shows that this is an extension to the existing drop kerb by 1.1m. The Highway Authority would therefore have no objection to this.

Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Officer comment: an informative would be added to the decision notice if permission is granted.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
A mildly modified version of the previous application APP/20/01124 of December last year (which was subsequently withdrawn), and APP/20/00774 which was refused Scrutiny of the current submitted plans shows that all the above reasons for refusal would still prevail. Overdevelopment Inappropriate scale and design to the context of the main dwellinghouse and character of the area Overbearing and dominate to surrounding properties Contrary to design guide The new garage and its pitched roof protrude entirely from the main building, way beyond the building line. Cause adverse effects on neighbouring properties, such as overshadowing. The proposed extension is out of step with the pattern of development in the area. Privacy / overlooking / natural light	Please see Section 7.

Reduction in car parking space.	
We do not believe the applicant is serious or committed to the new access.	
Prevent future change of use to house of multiple occupation (HMO) or other use such as care home / rest home / rented staff accommodation etc.	These are not material planning considerations to the application before the LPA.
Disruption during building	
Negative effect on the resale value and salability of the surrounding properties.	

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) Access and 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.

7.3 Under planning reference APP/20/00774 the site applied for part two storey, part single storey side extension. This was refused on its design, appearance and impact it would have upon the neighbouring properties. A further application was submitted under planning reference APP/20/01124 for similar works to the previously refused application albeit reduced in scale. This application was withdrawn as Officers were minded to refuse on the same grounds outlined above.

7.4 The application in question here is materially different from the previous two applications. The proposed works have been reduced in size and have made alterations to the window layouts to reduce overlooking to the surrounding neighbouring properties.

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

7.5 The proposed development would involve a first floor rear extension and new attached double garage. There would also be an altered vehicle access to the property. The proposed first floor extension would go above part of the existing garage. It would be below the existing ridge height of the existing property and would serve 2 bedrooms and 2 bathrooms. To the south there would be a newly constructed garage which would have a width of approximately 8 metres, a depth of approximately 5.8 metres with a pitched roof having a maximum height of approximately 4.5 metres

- 7.6 The proposed development would have brickwork and roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.7 The proposed development would be visible from the street scene. The proposed works albeit large are considered on balance to be of an acceptable size to the context of the property and surrounding properties. It is also deemed to continue to provide sufficient amenity space for the dwelling and is considered to be inkeeping with the character of the area.
- 7.8 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

- 7.9 To the new front of the property (west side) there would be garage doors facing the driveway and out onto the public highway. Due to the separation distance of approximately 16 metres from the public highway it is not considered to impact any properties along Southleigh Road to the west.
- 7.10 To the south side the proposed new garage would extend out closer to Southleigh Road and the proposed first floor extension would be visible. There would be two velux windows within the proposed first floor extension which would be non looking. These proposed works are not considered to have a negative impact upon the neighbouring properties to the south.
- 7.11 To the north side there would be four sets of ground floor windows facing the shared boundary with No.6 Spindle Warren. Due to the existing screening of 1.8 metre high brick wall this is not considered to cause harmful overlooking to both No.6 and No.5 Spindle Warren. At first floor level there would be three velux windows on this side. As this would be within the roof slope and due to their height, they should not overlook and as a result it is considered not to cause harmful overlooking to the surrounding properties. As the proposed first floor extension would have a pitched roof and would be below the existing ridge height of the property, set back from the boundaries, it is not considered to appear overbearing or result in the harmful increase in the loss of light or overshadowing to the neighbouring properties.
- 7.12 On the east side there would be two windows and a door facing No.114 Southleigh Road, at ground floor. Due to the existing screening of a brick wall and fencing it is not considered to cause any harmful loss of privacy to this property. At first floor level the existing dormer would be removed and within the proposed first floor extension there would be a velux window which would not result in overlooking. This is considered to reduce the impact of overlooking on No.5 Spindle Warren and No.114 Southleigh Road. Furthermore, due to the separation distance from the proposed side wall of the garage and the front of No.114 Southleigh Road of approximately 14 metres it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.13 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).

(iv) Access and Parking

- 7.14 Hampshire Highways commented on the application requesting further details of the access, including the proximity to the existing dropped kerb, to understand whether any separation will be applied between the two. Additional information was provided in the form of visibility splays and measurements in which Hampshire Highways in their final comment (06/08/2021) raise no objection.
- 7.15 The proposed development would result in the increase of bedrooms from 4 to 5, therefore 3 car parking spaces need to be provided according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 3 car parking spaces in the form of the double garage and driveway to front/side of the property as shown on the Proposed Site Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is a material improvement from the previous refusal and withdrawn applications and is considered on balance to have limited and acceptable impact on the neighbours and the locality 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/21/00366

- 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 Plan

Existing and Proposed Ground Floor Plans - A101

Existing and Proposed First Floor Plans - A102

Existing and Proposed North and South Elevations - A103

Existing and Proposed East and West Elevations - A104

3D Plans - A106

Proposed Block Plan - A107

Proposed Site Plan - A105 (14/05/2021)

Block Plan Visibility

Parking and Road Splays Plan A107

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.
- 4 The car parking and vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.