
Site Address:	37 Brooklands Road, Havant, PO9 3NT		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00512	Expiry Date:	06/07/2015
Applicant:	Mr Burrridge	Team:	Team 1
Agent:	Mr Sampson	Case Officer:	Stephen Andrews
	Kalotec Limited		
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site is made up of a semi-detached bungalow of brick construction, with hipped plain tiled roof and front gable projection over a bay window. The dwelling has accommodation within the roof space, with front roof light, side and rear facing box dormer window; with the rear having a Juliet style balcony, but without the railings. The dwelling has a single storey rear projection, part of its original design and an infill conservatory between the rear projection and the boundary with 35 Brooklands Road.

There is an area of hardstanding to the front for on-site parking and a shared access to the side shared with 39 Brooklands Road. The access leads to two single detached garages within the rear gardens of 37 and 39 Brooklands Road.

The immediate area is residential in nature with various style dwellings along Brooklands Road, including detached and semi-detached bungalows, some with accommodation in the roof, whilst to the rear of the site are two storey dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey flat roofed rear extension following the demolition of the existing rear conservatory.

The L-shaped rear extension would measure: 6.8m in depth, along the shared boundary with 35 Brooklands Road, 4.3m in depth from the existing rear projection of the dwelling, 6.4m in width and 3m in height. The extension includes a roof lantern, within the infill section of the development and adds a further 0.6m in height to this part of the proposal.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Council Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact on the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within the urban area of Havant where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact on the character and appearance of the area

The proposed single storey flat roofed addition is located at the rear of the site and would not be visible from the public domain.

Whilst the addition is quite sizeable in depth it is not considered that the proposed addition would be materially harmful to the character and appearance of the area. The application site has a good size rear garden and could accommodate the extension without having a harmful impact on the general pattern and character of development found within the local area. The development would therefore comply with the general principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

The single storey flat roofed rear extension would extend along the shared boundary with 35 Brooklands Road some 6.8m in depth and with a height of 3m. It is considered that the resultant height and depth hard up to the shared boundary with 35 would be particularly dominant and oppressive when viewed from the living space of the adjoining semi-detached neighbour. More so because the bungalows are already designed with a rear projection.

The development proposed, alongside the original design of the dwellings, would combine to create an enclosure of the rear patio doors of neighbour 35, which provide access and light to the main living area. This would significantly reduce the outlook from this living space with the extension creating an overbearing form of development, which would likely reduce light levels to this habitable space and create some overshadowing, particularly late afternoon/early evening as the sun sets.

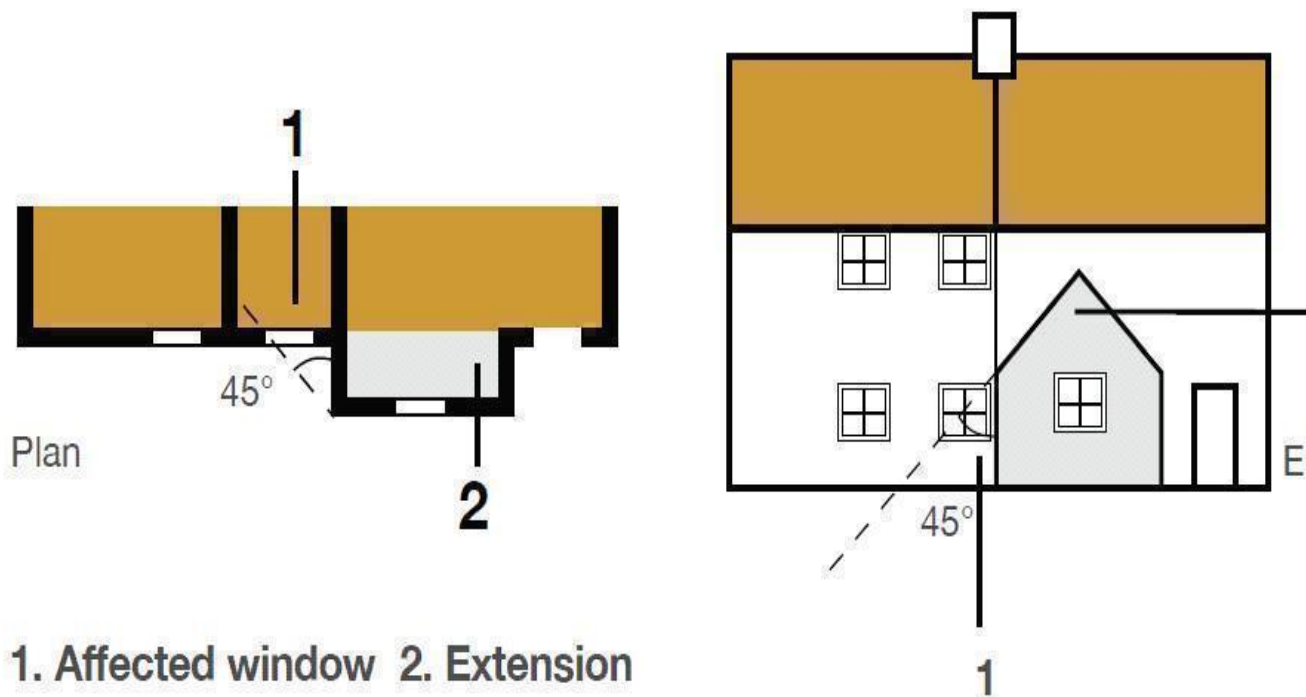
Having regard to the built relationship with the adjoining neighbour and combined depth and height of the proposed extension it is considered that the proposal would fail to comply with the requirements of policy CS16 Section 1(e) of the Havant Borough Core Strategy and the Council's adopted Design Guidance SPD, in particular paragraphs 5.43 and 5.44.

Paragraph 5.43 of the Borough Design Guide SPD states that:

"The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone."

Paragraph 5.44 goes on to say: *"To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window."*

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



It is considered that the resultant built form, by reason of its combined height and depth, hard up to the shared boundary, would encroach within the 45 degree line illustrated above and thereby create an unacceptable reduction in light levels to 35 Brooklands Road. The proposal would also reduce outlook and have an overshadowing and overbearing effect; particularly later in the afternoon and in to the early evening when the use of the space is likely to be at its highest.

The development would therefore have an unacceptable impact on the residential amenities of this adjoining neighbour. The proposal would therefore fail to accord with policy CS16 1(e) of the Havant Borough Local Plan and the Borough Design Guide SPD paragraphs 5.43 and 5.44.

Whilst it is noted that no objections have been received from neighbouring dwellings, this does not mean that harm does not exist. The assessment in respect of identified harm falls to the local planning authority and must still be made irrespective of letters not received or either objecting or supporting a proposal.

8 **Conclusion**

It is therefore concluded that the rear extension, by reason of its height and depth, hard up to the shared boundary, would be unacceptably harmful to the residential amenities of 35 Brooklands Road, with particular regard to loss of light, overshadowing, overbearing effect and loss of outlook. This would be at odds with Policy CS16, Section 1(e) of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.43 and 5.44 of the Borough Design Guide SPD. The application is therefore put forward with a recommendation to refuse.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to

REFUSE PERMISSION for application APP/15/00512

(A) for the following reason

- 1 The rear extension, by reason of its height and depth, hard up to the shared boundary with 35 Brooklands Road, would result in the loss of light, overshadowing, overbearing effect and loss of outlook to the living space of 35 Brooklands Road. The unacceptable harm caused to neighbour amenity as a result of the development proposed would be in direct conflict with Policy CS16, Section 1(e) of the Havant Borough Local Plan (Core Strategy) 2011 and paragraphs 5.43 and 5.44 of the Borough Design Guide SPD.