
Site Address:	61 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Side and rear extensions.		
Application No:	APP/21/00217	Expiry Date:	04/05/2021
Applicant:	Mr D Cunningham		
Agent:	Mr D Treagus	Case Officer:	Joseph Toole
	Derek Treagus Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

61 Southleigh Road, Havant, is located to the west side of Southleigh Road. The application site is a two storey detached property comprising red brickwork and roof tiles. Vehicular access is from Southleigh Road with parking to the front and side. There is sufficient car parking on site to accommodate 3 car parking spaces.

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

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

93/58080/000 - Thin by 20% maximum, reduce by 30% maximum and raise to 4 metres, the crown of L

ime covered by TPO 1294., PERM,09/03/1993

05/58080/001 - Proposed single storey extension kitchen and single storey lean-to extension., PERM,03/06/2005

10/58080/002 - A proposed first floor extension, replacement conservatory and new second access drive. , UNK,

APP/11/01840 - Reduce 1No. Lime tree (T1) by 3m to height and 2m to laterals, and remove epicormic growth. Tree subject to TPO 1294., PERM,19/01/2012

APP/18/01142 - Crown reduce overall 1No. Lime by 2.5m back to previous pruning points, subject to TPO 1294., PERM,06/12/2018

3 Proposal

Side and rear extensions.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of

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

Arboriculturalist

I now raise no objection to the application.

Please condition the TPP.

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Developer Services, Southern Water

Southern Water shall have no objections to the above proposal.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following

link: southernwater.co.uk/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development

site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For Southern Water Planning Webpage please click the below link:
southernwater.co.uk/developing-building/planning-your-development
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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: 1

Comment	Officer Comment
Tree Report errors.	Noted and updated.

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) Trees
- (v) Drainage

(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 side/rear extension. The existing conservatory would be removed and replaced by a part single storey part two storey extension. It would be used as a sitting room on the ground floor which would have a

width of approximately 7 metres, a depth of approximately 5.5 metres, to the front it would have a height of approximately 3.8 metres. On the first floor above there would be a dressing room and en-suite with a width of approximately 2.7 metres, a depth of approximately 4.3 metres with a pitched roof having a maximum height of approximately 9 metres.

- 7.4 The proposed extension would have bricks and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed development would be visible from the street scene. Due to the size and location of the proposed works it is not considered to have an adverse impact upon the street scene and 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 To the front at first floor level there would be a window in the proposed extension. It would face out onto the public highway therefore it is not considered to cause harmful overlooking to neighbouring properties.
- 7.8 To the south side there would be no additional windows. The proposed extension would have a separation distance of approximately 2.9 metres from the shared boundary with No.59 Southleigh Road. Therefore it is not considered to appear overbearing or result in the loss of light to the neighbouring property.
- 7.9 To the rear there would be two ground floor and one first floor window facing the rear garden. It would create similar views which have already been established and views which are expected in a residential area. Therefore it is not considered to cause adverse overlooking to neighbouring properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.11 An updated Arboricultural Report has been submitted and the Council Arboriculturalist has been consulted on this application and raised no objection. A condition regarding the works to be carried out in accordance to the Tree Protection Plan has been recommended.

(v) Drainage

- 7.12 Southern Water was consulted on the application and raised no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and is acceptable in arboricultural and drainage terms 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/21/00217

- 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 and Block Plan - 21/107/01
Proposed Ground Floor Plan - 21/107/05 REV B
Proposed First Floor Plan - 21/107/06 REV A
Proposed Elevations - 21/107/07 REV B
Root Protection Area Plan
Arboricultural Report dated May 2021 by Johnston Tree Consultancy

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 development hereby permitted shall be undertaken strictly in accordance with the Arboricultural Report from Johnston Tree Consultancy (May 2021) and with the Tree Protection Plan (Appendix 3), unless otherwise agreed in writing with the Local Planning Authority

Prior to any works commencing on site (to include clearance) the protective fencing must be in place and its position agreed with the Local Planning Authority.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

