
Site Address:	21 Lymbourn Road, Havant, PO9 2SL		
Proposal:	Single storey rear extension.		
Application No:	APP/15/01321	Expiry Date:	07/03/2016
Applicant:	Mrs Baldwin	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Emma Chisnall
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Lymbourn Road is situated within a row of terraced houses in the Lymbourn Road Conservation Area. The dwelling has an attractive character particularly to the frontage where it is finished in stone with red brick detailing and slate roof. To the rear there are two storey outshoot's and single storey lean to's. There have been alterations to many of the properties at the back. At the rear the properties are finished in darker brick and are simpler in appearance with slate roofs. The dwelling is on level ground and has a small sized front garden and has a long but narrow amenity space to the rear which is made of part hard surfacing and part lawn. The curtilage is separated on the southern boundary by part fencing at 2m high which leads onto hedging at approximately the same height. The northern boundary starts with a brick wall approx 2m high and 2m depth. This leads onto a fencing panel approx 2m high and 2m depth and then the boundary continues to the end of the garden as fencing approx 1m high.

The properties are in a repeating pattern with two storey rear projections interspersed by small gaps and have single storey rear extensions which are connected to the dwelling. The proposal is in part to build partly within the space between itself and No 19 which would bring both properties in close proximity to one another.

2 Planning History

None

3 Proposal

Single storey rear extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Lymbourn Road

5 Statutory and Non Statutory Consultations

Conservation Officer Comment:

This is a modest proposal which in terms of visual appearance is acceptable. It is located to the rear of the property and well contained so there will be no direct impact on the public views. The architect has correctly identified the limitations of the 15 degree roof pitch. In this situation the Marley Cambrian would be an acceptable alternative.

Southern Water Comment:

It appears that the developer is intending to build over/close to a public foul sewer crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a public sewer may be allowed. a formal application to build close to the sewer will be required to be submitted by the applicant.

If consent is granted, a condition requested to be attached with the planning permission to ensure protection of the drainage apparatus.

Informative also requested.

Hampshire Biodiversity Information Centre:

Within 50m protected or notable species - Dwarf Elder

Comment: There would be no impact from this development on this species.

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: 8

Number of site notices: 1

Statutory advertisement: 04/12/2015

Number of representations received: 1

Concerns raised over:

Visual impact of proposal,
Impact on boundary wall,
Over-shadowing/impact on Conservation Area,
Potential drainage water and flooding,

Proposed pipes over-hanging the boundary,

Construction Access - **Comment** - This is a private legal issue between the parties concerned

Impact on flexibility to extend my property - **Comment** - each case is considered on its own merits

Access to neighbouring house during construction

Comment: Plans have been revised to ensure that the development does not encroach on the boundary of the neighbouring property. This should reduce the risk of the development contributing towards additional drainage water and therefore potential flooding. In regards to access, this is private matter to be agreed between neighbours and is not a planning consideration.

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) Impact upon the character of the Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This site falls into a Conservation Area where there is a requirement for the Council to ensure that the areas character is preserved or enhanced (considered below).

(ii) Impact upon the character of the Conservation area

The proposal is located in the Lymbourn Road Conservation Area and therefore any development has to be considered carefully to ensure that it would have an acceptable impact on the historic environment.

It is noted that there are examples of similar development to the rear of properties in Lymbourn Road. As this would not be the first development to be extended to the rear it means that the proposed works to No 20 would not look out of place or detract from the character of the area. Materials have been proposed to be matching to the existing dwelling with the exception of the proposed composite slate which will reduce the impact the development has on the character of the existing dwelling and area. A condition is recommended to ensure that materials are agreed.

Following a consultation with the Councils Conservation Officer the feedback received is that the appearance visually would be acceptable as the development is at the rear of the property and well contained. It was thought that this would limit the impact on public views and would be considered acceptable.

Therefore it is considered that the development would preserve the appearance of the Conservation area.

(iii) Impact upon residential amenity

Part of the proposal will involve extending the current rear extension with an additional

depth of 1m and providing a shallower roof pitch. It is considered that the potential harm caused to No. 22 Lymbourn Road would be minimal and would not lead to any loss of amenity due to the screening in place and the size of the extension. It is noted that there are no additional windows to be installed on this elevation and therefore No. 22 should have its privacy protected and not be overlooked.

Concern has been raised by No. 19 that the development could appear over-bearing and lead to a loss of light to the property. A site visit was undertaken to review the concerns raised regarding the impact on visual amenity and light access to the kitchen and rear lounge and it is acknowledged that No. 19 does have a limited amount of light that reaches the kitchen and lounge window. The impact of the proposed development to No. 19 has been assessed in detail. As a result it is considered that due to the position and size of the extension it would not contribute to a significant additional loss of light to No. 19 nor be sufficient to warrant a refusal of planning permission.

It was also considered that as the side extension closest to No.19 would be single storey with roof pitching away from the boundary and would be seen against the two storey rear outshoot and only project marginally above the existing boundary wall the impact on No.19 in terms of mass and bulk would be acceptable. The proposed rooflights will be moderate in size, on a sloped roof and be high enough to ensure that No.19 is not over-looked or would have its privacy compromised.

It is considered the larger extension is set off the boundary with No.19 and would not lead to a loss of amenity due to the minimal increase in size and can be considered acceptable as it is in accordance with Havant Borough Council's Design guidance.

8 Conclusion

No. 21 Lymbourn Road has adequate amenity space for the proposed side and rear extension. The proposed design and limited scale of the proposal should ensure that there is minimal loss of amenity to the immediate neighbours. It is also considered that the impact on the Conservation Area is acceptable. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policies CS11 and CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01321 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such

approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall not commence unless and until details of measures to be taken to protect the public sewer have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of the drainage apparatus having due regard to policy CS19 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan: Drawing No 1572-101O

Survey Plans at Ground, First and Roof Plan: Drawing No 1526-201A

Survey Elevations Plan: Drawing No 1526-301A

Proposed Plans at Ground, First and Roof Plan: Drawing No 1526-404A

Revised Elevations Plan: Drawing No 1526-504C.

Section Boundary Wall Gutter Pitched Roof: Drawing No 817

Reason: - To ensure provision of a satisfactory development.