
Site Address:	37 Brooklands Road, Havant, PO9 3NT		
Proposal:	Single storey rear extension (resubmission).		
Application No:	APP/15/01281	Expiry Date:	07/01/2016
Applicant:	Mr Burridge	Team:	Team 1
Agent:	Miss Sampson	Case Officer:	Emma Chisnall
	Kalotec Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Brooklands Road is made up of a semi-detached bungalow of brick construction, with a 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

APP/15/00512 Single storey rear extension- Refused due to the proposal being harmful to the residential amenities of 35 Brooklands Road with particular regard to loss of light, overshadowing, overbearing effect and loss of outlook.

3 Proposal

Single storey rear extension (resubmission).

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
AL1 (Presumption in Favour of Sustainable Development)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 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 proposal has been amended and submitted again following a refusal in 2015. The proposed extension will be set away from the boundary line by 1.875m and will measure 3.6m x 4.7m x 2.8m. The additional space has been proposed to be used as a family room.

(ii) Impact upon the streetscene

The proposed single storey flat roofed addition and conservatory replacement are 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 and conservatory replacement 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 proposed works at No 37 Brooklands Road will be built 1.875m away from the shared boundary with No 35 Brooklands Road. This is a change from the previous application and is considered would make the proposed extension appear less over-bearing to the neighbouring property at No 35 which is the semi-detached property. By putting this distance between No 35 and the proposed extension it is believed it should allow No 35 to have a better, clearer outlook from their living space.

Around the curtilage of No 37 there is 1.8m fencing in place which would help screen the proposed development which is 2.8m high. It is considered that the proposal would not cause overshadowing or be overbearing to either property due to the position of the development and the size of the proposal. The height of the development coupled with the distance created between No 37 and No 35 should mean that light is not restricted to No 35 and the overall appearance of the property should remain un-affected.

The proposal will demolish the conservatory and replace it with a brick structure to the same measurements. Although this will have a harder appearance than the conservatory it will eliminate any possible loss of privacy or over-looking as the conservatory have windows which currently overlook No 35. The new proposal will not include any windows along the south elevation.

The property to the west of No 37 is set adequately away from the curtilage of No 37 with a distance of approx 4m inbetween both properties caused by two driveways. The development should not impact No 39 negatively and will be set away from the west elevation of the property increasing the distance further between No 37 and No 39. It is considered due to this the development will not compromise the amenity space at No 39.

Due to the above it is considered that the proposed works will not contribute to a loss of amenity space to the immediate neighbours of No 35 Brooklands Road.

8 **Conclusion**

37 Brooklands Road has adequate amenity space for the proposed rear extension. The space available should ensure that there is no loss of amenity space to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy 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/15/01281 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 Compulsary Purchase Act 2004.
- 2 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.

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

Proposed Block and Site Plan, Ground Floor and Roof Plan and Rear and Side Elevation Plan: Drawing No KALO-116-101

Reason: - To ensure provision of a satisfactory development.