
Site Address: 130 Southleigh Road, Havant, PO9 2PT
Proposal: Replace existing single storey side extension with two storey side extension. Single storey rear extension.
Application No: APP/15/00272
Applicant: Mr T Duke
Agent:
Ward: St Faiths

Expiry Date: 30/04/2015
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 130 Southleigh Road is a large detached dwelling situated on the east side of Southleigh Road. There is a short slope up into the plot from the highway and the front area is hardstanding to provide car parking for four/five cars. The front boundary is treated with dense shrubs. the rear garden is enclosed with a CBF and vegetation.

2 Planning History

06/71420/000

Demolish single storey side extension and erect two storey side extension incorporating extension to roof. Permission granted.

09/71420/001

Demolish single storey side extension and erect two storey side extension incorporating extension to roof - Permission granted

APP/12/00058

Two storey side extension and single storey rear extension. The two storey element of the proposal remains unchanged from the 09 application. The single storey element is new to this proposal - Permission granted

3 Proposal

- 3.1 Replace existing single storey side extension with two storey side extension. Single storey rear extension.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Highways

The Highway Authority has no adverse comment on this application subject to the provision of turning on site to allow a vehicle to entry the highway in a forward gear. I would suggest that the Planning Authority impose a planning condition that three parking and cycle facilities are required

Comment - Condition for parking should be imposed, more that sufficient space will remain on site for the storage of cycles.

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: 26

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) Appropriateness of the Design
- (ii) Effect on neighbouring properties
- (iii) Effect on streetscene

(i) Appropriateness of the Design

7.2 The scheme is the same as that approved under the earlier permission. The extension ties in well with the existing property incorporating a pitched roof and similar arrangements of windows. The height and scale of the existing dwelling matches the existing property and is considered to be acceptable.

(ii) Effect on neighbouring properties

7.3 The two storey element of the proposal will not impact detrimentally on the neighbouring properties. The application property is set further west than its neighbour to the north and there is only one secondary windows in the south elevation of this property that will be affected. This window is already screened by the application property and the extension will not detrimentally exacerbate these effects. The design of the proposed extension means it ties in well with the existing dwelling which improves it appearance as viewed from this neighbour.

7.4 The single storey rear extension extends 3.7 metres from the rear of the dwelling house, which is less than the 4m PD rights for a detached dwelling. Furthermore, at 3 metres from the closest side boundary, the proposed rear extension is considered to be

acceptable in terms of neighbouring amenity.

(iii) Effect on streetscene

- 7.5 There is a mix of dwelling types and styles already in the streetscene and no uniformity to the appearance of the properties. This forms an interesting character to this section of Southleigh Road. The proposal will contribute to this. The single storey element will not be visible.

8 Conclusion

- 8.1 It is not considered that the extensions will be detrimental to the amenities of the occupiers of the adjacent dwellings or negatively impact the visual amenities of the streetscene. Therefore it is recommended that permission be granted subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00272 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Plan OS licence No.02574000 received on the 5 March 2015
 - Block Plan and Parking Layout OS licence No.02574100 received on the 17 March 2015
 - Roof Plan as proposed Plan 1 received on the 5 March 2015
 - Existing Elevations and Footprints Plan 2 received on the 5 March 2015
 - Proposed Elevations and Footprints Plan 3 received on the 5 March 2015
 - Sections Plan 4 received on the 5 March 2015

Reason: - To ensure provision of a satisfactory development.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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 2012.