
Site Address:	24 Southleigh Road, Havant, PO9 2RS		
Proposal:	Single storey rear extension; loft conversion to include front and rear dormers; conversion of garage to living accommodation.		
Application No:	APP/15/00650	Expiry Date:	07/08/2015
Applicant:	Ms Hussey	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached dwelling and integral garage built circa 1930, with a brown tiled pitched and hipped roof and elevations of red multibrick and white painted render. The site is level with open vehicular access to the front, a concrete drive and shingle parking area, with a hedge to the front boundary and 1.8 metre high fencing to the northern and southern boundaries. The rear garden is in excess of 18 metres deep, mainly laid to lawn with mature shrubs and trees and has 1.6 metre high fencing to the northern and southern boundaries and a 1.8 metre fence to the eastern (rear) boundary.
- 1.2 Large two storey detached properties lie to the north, south and east and Warblington School lies opposite the site. The surrounding area is of low to medium density consisting of a mixture of large two storey detached dwellings and bungalows of individual age, style and design and Warblington School.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a dormer to the front and a single storey rear extension. The front dormer is 1.3 metres in depth, 1.9 metres in width with a pitched and hipped roof of 1.1 metres to the eaves (7.7 metres from ground level) and 2.2 metres to the ridge (8.8 metres from ground level). The rear extension is 5.5 metres in depth, 9.85 metres in width with a flat roof of 2.8 metres incorporating rooflights and a parapet wall to a height of 4 metres. The rear dormer and garage conversion shown on the plans do not require the benefit of planning permission and the work can be carried out within the realms of permitted development.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Requirement for non standard condition for arboricultural method statement and tree protection plan to be submitted prior to commencement.

Development Engineer - Highways

No adverse comment, although it is recommended condition D45 be added to provide and retain three parking spaces.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address with the following concern:

- 6.1 The height of the proposed rear extension will impact on outlook and amount of light to south facing kitchen/dining room window of the neighbouring property.

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 streetscene
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

- (ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposed front dormer would be visible from the public realm, although the property is situated in a varied streetscene and the current building line is approximately 12 metres away from the highway. There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that dormers should not dominate the roof or the existing building and whilst the proposal would result in a noticeable addition it is considered to be appropriate in relation to the existing dwellinghouse and streetscene.
- 7.4 The single storey rear extension would not be visible from the public realm and would result in a reasonable increase to the original footprint of the property which can be comfortably accommodated within the extent of the site. It is considered that the proposals would not result in an adverse impact on the visual amenity of the locality which is diverse with a generally well spaced pattern of development. The design and appearance of the front dormer and rear extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 The property is well screened, set back from the highway and situated opposite Warblington School. There are no side windows in the proposed front dormer which is set in from the edge of the roof and the eaves and is consequently unlikely to appear overbearing.
- 7.6 Concern has been raised that the height of the proposed rear extension could be considered to lead to a loss of light and outlook to the window on the southern elevation of the neighbouring property at number 26 Southleigh Road. There is a gap of approximately 4 metres between the properties and the window is about 7 metres from the end of the southern elevation of number 26 (which currently projects 3.5 metres beyond the rear wall of the application site) and 3.5 metres in from the rear wall of the application site. Whilst it is acknowledged there would be an effect on this window, there is an existing 1.8 metre high fence between the property boundaries and it is considered the subsequent impact would not be so great as to constitute a defensible reason for refusal.
- 7.7 The rear extension does not have any side windows and it is approximately 2 metres from the northern and southern boundaries. The depth is 1.5 metres over what could be built within the realms of permitted development. A similar style extension has been constructed at number 22 Southleigh Road, the rear wall of the garage at number 26 faces the northern boundary and the property to the east (rear) is 20 metres away.
- It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00650 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 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 as indicated on Drg No. 4214/500.
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.
- 4 The development hereby permitted shall not commence until a tree protection plan, demonstrating how the tree on site will be protected during the construction phase, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved plans.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 At no time shall the flat roof of the single storey extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg No. 4214/500

Site layout and parking plan

Drg No. 4214/200	Roof plan
Drg No. 4214/1	Existing ground floor plan
Drg No. 4214/2	Existing first floor plan
Drg No. 4214/3	Existing elevations plan
Drg No. 4214/4	Existing elevations plan
Drg No. 4214/5	Proposed ground floor plan
Drg No. 4214/6	Proposed first floor plan
Drg No. 4214/7 Rev A	Proposed second floor plan
Drg No. 4214/8 Rev B	Proposed elevations plan
Drg No. 4214/9 Rev B	Proposed elevations plan
Drg No. 4214/10	Cross section plan

Reason: - To ensure provision of a satisfactory development.