
Site Address:	55 Southbrook Road, Havant, PO9 1RL		
Proposal:	Part single storey, part two storey front extension and single storey rear extension; render and cladding to remodel external elevations of dwelling.		
Application No:	APP/14/00700	Expiry Date:	02/09/2014
Applicant:	Mr Casey	Team:	Team 1
Agent:	Mrs Grinstead	Case Officer:	Stephen Andrews
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southbrook Road is a residential road located within Langstone. The road is characterised by regularly spaced, detached properties of two storeys in height set within generous plots of land. Whilst the dwellings are similar in scale and appearance there are varieties in the external finishes of the dwellings.

No. 55 Southbrook Road is a two storey, detached dwelling with a single storey front extension and hardstanding to the front with vehicular access onto Southbrook Road. The property is set back from the front of the plot by approximately 12 metres with hard standing area in front for vehicular parking. The front is enclosed by hedging which maintains the sites verdant appearance, a strong characteristic of the area.

2 Planning History

00/63014/001 - Detached garage to front of property. Refused - 25/10/2000. Appeal dismissed - 24/07/2001

97/63014/000 - Two storey side extension, single storey rear extension and pitched canopy to front. Permitted - 05/02/1998.

3 Proposal

The application seeks planning permission for a single storey front extension (incorporating the existing front extension) with front central porch. The proposal also incorporates a front first floor corner addition and a single storey rear extension. The proposal would also see the external of the dwelling remodelled in cladding and render.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

Landscape Officer - No objection

Hampshire Biodiversity Information Centre - No objection (standing advice)

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

(ii) Impact on the character and appearance of the area

The development, as proposed, has been designed to sympathetically relate to the host dwelling, in a subservient form. Whilst there would now be a single storey addition across the width of the dwelling and the first floor corner of the dwelling infilled there is still sufficient spacing between neighbours with the set back from the street scene helping to reduce the visual impact of the development at the front.

The single storey rear extension, due to its location would have no impact from the public domain and as such preserves the character and appearance of the area.

Overall it is considered that the extensions are suitably subservient and in keeping with the style and form of the dwelling.

Whilst it is noted that the dwellings along Southbrook Road are similar in appearance there are differences in the external finishes of the dwellings. It is accepted that the render and cladding proposed would provide a strong contrast to the existing finishes of the dwellings in Southbrook Road however this in itself does not mean that the materials are harmful or unacceptable. The NPPF makes it quite clear in paragraph 60 that planning policies and decisions should not stifle innovation, originality or initiative. It is considered that the scale and design of the dwelling protects the local distinctiveness of Southbrook Road, whilst offering a finish that will add to the already varied external finishes of the dwellings in the immediate area. If done well there is no

reason why the dwelling would not make a positive contribution to the character and appearance of the street scene and set a benchmark for wider improvements in the area.

It is therefore considered that the development as proposed would respect and enhance the existing character and appearance of the area and would be in keeping with the scale and appearance of the dwelling and the plot in which it sits.

The development would therefore accord with the principles and objectives of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011.

(iii) Effect on the neighbouring properties

The single storey rear extension and single storey front extension are of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbours of 53 and 57 Southbrook Road.

The first floor corner infill at the front would not have an adverse impact on habitable room windows; particularly those of 57 and is considered therefore to have an acceptable relationship with the adjoining neighbour. It is pertinent to note that the scale and form of this addition is in keeping with similar alterations along Southbrook Road.

It is considered that the existing built form, boundary screening and separation distances combine to ensure that the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or overbearing effect. This is aided by the absence of habitable room windows in both the proposed development and the flank wall of 57.

The position of the extension and distances from other neighbours ensures that there are no unacceptable impacts on the amenities of any other neighbouring property.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application PAP/14/00700

(A)

(B) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 01 - Location Plan 1:1250

Drawing No: 01 - Block Plan 1:500

Drawing No: A102 - Proposed Elevations 1:100

Drawing No: A104 - Proposed Floor Plans 1:100

Drawing No: A105 - Roof Plans 1:100

Reason: - To ensure provision of a satisfactory development.

- 3 The roof tiles 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.

- 4 The extensions, hereby permitted, shall not commence until samples of the cement fibre weatherboarding and proposed colour for the cladding and render finish have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.