
Site Address:	78 Southleigh Road, Havant, PO9 2QL		
Proposal:	Single storey rear extension; single storey side extension; front and rear dormers, new front boundary wall.		
Application No:	APP/13/00785	Expiry Date:	02/10/2013
Applicant:	Mr S Crozier	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant along the east side of Southleigh Road. The immediate area is characterised by low density detached dwellings set within good sized verdant plots. The dwellings vary in architectural style, scale and appearance and include both single storey and two storey houses.

The application property is a detached bungalow set 10m back from the footpath of Southleigh Road. There are two vehicular access points to the front of the site, onto Southleigh Road allowing vehicles to enter and leave in a forward gear. There is an attached single garage to the side and conservatory to the rear.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a single storey rear extension (following the demolition of the existing conservatory), single storey side extension with integral garage (following the demolition of the existing garage and garden store building) and single front and rear facing dormer windows and roof lights, enabling the conversion of the roof space for habitation.

The development also includes the erection of a new front boundary wall, 1.35m in height, with the piers 1.5m in height.

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

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

There is a separation distance of approximately 5m between neighbour 80 and the application dwelling and a distance of some 4.5m from neighbour 76 and the application property. Both neighbours are detached bungalows, with 80 having been extended into the roof. There is good screening along the shared boundaries with both properties, within and outside of the application site.

The proposed garage/extension to the side, would largely replace the existing built form of the side garage and garden store. The main scale difference between the existing structures to the side and the extension proposed being an increase of 0.3m in height, 0.6m in width and infilling the 1.8m gap between the existing two structures. It is considered that the modest increase in built form would not significantly impact upon the residential amenities of 80 Southleigh Road and would not have a material impact when compared to the existing structures.

The proposed rear extension would be sited 1.7m from the shared boundary with 76, with the garage of 76 running immediately adjacent to the proposed extension. It is considered that the garage building of 76 would provide a substantial barrier between the proposed extension and the neighbouring dwelling. As such this element of the development would not result in unacceptable harm to residential amenity.

The rear facing dormer and roof light could be created under permitted development entitlement, which is a material consideration. However, the window would overlook the rear garden with obscure views of adjoining neighbours. This is a consistent and accepted relationship with adjoining properties and as such whilst there would be increased levels of overlooking it would be within an acceptable level.

The front dormer window and roof light would overlook the front garden and Southleigh Road, therefore this part of the proposal would not result in harm to neighbour amenity.

Therefore with regard to the above information it is considered that the rear and side extensions and converted roof space would not result in unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overbearing effect, overshadowing or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The roof alterations at the front, side extension and new front boundary wall would be visible from Southleigh Road. However the side extension largely replaces an existing structure with only a modest increase in height and width, as such this would offer little in the way of change to the existing appearance and scale of the dwelling.

The new front dormer and roof light, is modest in scale and largely retains the single storey nature of the dwelling. Further there are examples of modest sized dormers in the immediate area, most noticeably immediate neighbour 80. It is not considered therefore that this part of the proposal would detract from the existing character and appearance of the dwelling.

The existing low level boundary wall along the front boundary would be replaced by a slightly higher one (some 0.3m-0.5m higher than that allowed under Permitted Development Entitlement). It is considered that the modest increase in walling would preserve the prevailing character of the area and would still allow views in to the site from the street scene, retaining the open nature of the site.

It is considered that the development would largely preserve the existing character and appearance of the area and would be in keeping with other similar developments in the immediate area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and 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 APP/13/00785

(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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.

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:

Location Plan, Site Plan, Proposed Floor Plans and Proposed Elevations -
Drawing No. 13.198.02 rev A

Reason: - To ensure provision of a satisfactory development.