
Site Address:	39 Southbrook Road, Havant, PO9 1RL		
Proposal:	Two storey side extension to replace garage.		
Application No:	APP/15/00876	Expiry Date:	08/10/2015
Applicant:	Mr & Mrs Nineham	Team:	Team 1
Agent:	Mr P Quantrill	Case Officer:	Stephen Andrews
	Architectural Services		
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. The area has an open character and incorporates several mature trees. It was noted that there were several properties in close proximity that had similar extensions to that proposed.

No. 39 Southbrook Road is a two storey, detached dwelling with an attached garage to the side. The property is set back from the front of the plot by approximately 6 metres with a hard standing area in front of the garage for one car. The land within the plot is level and laid to lawn with close boarded fencing and shrub planting around the perimeter.

2 Planning History

There have been no previous applications relating to this site.

3 Proposal

The application proposes to demolish the existing attached garage at the side and erect a two storey extension in its place. There would be a garage at ground level with additional bedroom with en-suite above.

The extension would measure 3.2m in width, 6.1m in depth, 5.2m to eaves height and 7.4m to ridge height (0.5m below the ridge of the host dwelling).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Residential Parking and Cycle Provision Supplementary Planning Document 2010.

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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: 8

Number of site notices: Not applicable.

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 the dwelling would extend across the width of the plot at a two storey level, the reduction in height and set back, coupled with the depth of the front garden combine to ensure the dwelling proportions and characteristics are retained.

It was noted on the officer site visit that there were other examples along Southbrook Road of similar style extensions, which sit comfortably within the street scene and maintain the prevailing spacing and character found within the immediate vicinity. This too is maintained through the spacing between 39 and 41.

In order to ensure that sufficient on-site parking is provided for the extended dwelling (four bed to five bed) a condition will be attached requiring three on site parking spaces are provided on site (this will include the retention of the garage for parking only). It is considered this will ensure the character of the area is retained, especially as there is limited on street parking available. This approach is consistent with other recent developments of a similar nature in the area.

It is therefore considered that the two storey side extension would respect the existing character and appearance of the area.

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 proposed two storey side extension would replace the existing garage at ground floor level and add a first floor element above. Therefore the only material change in appearance would be the introduction of the first floor level. The impact and relationship of the ground floor element would be unchanged.

A separation distance of approximately 5m would be retained between the flank wall of the extension and immediate neighbour 41, with the detached garage of 41 in-between. This distance and relationship will ensure there is no significant reduction in light levels, overshadowing, or overbearing effect. No windows or openings are shown in the flank wall of the extension and the proposed first floor window at the rear serves an en-suite so there would be no overlooking or loss of privacy either.

There is a separation distance of around 30m from number 39 and dwellings to the front (north) and 40m between the application dwelling and those to the rear (south). There would therefore be no other harm to neighbour amenity.

It is considered that the existing built form and 5m separation distance ensure that the development does not result in unacceptable levels of overshadowing or overbearing effect.

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.

The development would therefore accord with the relevant criteria 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 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/15/00876

(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.

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 and Block Plan prepared by Architectural Services - dated 24/07/14

Proposed Floor Plans prepared by Architectural Services - dated 23/07/15 - Rev.A

Proposed Elevations prepared by Architectural Services - dated 24/07/15 - Rev.A

Reason: - To ensure provision of a satisfactory development.

- 4 Prior to the occupation of the extended dwelling, hereby permitted, space shall be laid out on site for the parking of two vehicles. The garage thereafter shall be retained for the parking of vehicles only. The hardstanding and retained garage will allow for three vehicles to be parked on site in total.

Reason: To ensure that sufficient on site parking is provided on site for the extended dwelling and to accord with policy DM13 of the Havant Borough Core Strategy 2011 and the parking standards provided within the Residential Parking and Cycle Provision Supplementary Planning Document 2010.