
Site Address: 28 Southbrook Road, Havant, PO9 1RN
Proposal: Single storey side extension; new attached double garage to side; external alterations to all elevations incorporating render and cladding. (Revised Application).
Application No: APP/15/00381
Applicant: Mr & Mrs Copestake
Agent: Mr Critchley
Ward: St Faiths

Expiry Date: 03/06/2015
Team: Team 1
Case Officer: Stephen Andrews

Martin Critchley, Architect

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 and whilst similar in appearance there are various external finishes to the houses lending each an air of individuality.

No. 28 Southbrook Road is a two storey, detached dwelling located on the corner of Southbrook Road and Longmead Gardens. The site currently has vehicular access to both roads with the design of the property having a frontal presence from both streetscenes; although the more obvious is that facing Southbrook Road.

The dwelling has already been extended at a two storey level to the east side with eaves level dormer and integral garage. There is a strong landscaped strip to the corner of the site, separating both vehicle access points.

2 Planning History

APP/14/00716 - Single storey side extension; new attached double garage to side; external alterations to all elevations incorporating render and cladding. Approved - 03/10/2014

06/61030/001 - Proposed new double garage, utility room, sun lounge, porch and conversion of existing garage into a study. Refused - 10/08/2006

96/61030/000 - Conservatory to rear. Approved - 09/12/1996

3 Proposal

Planning permission is sought for an integral double garage 5.7m in width, 5.5m in depth and 4.7m to ridge height. The development includes a single storey addition behind the new garage to provide a utility room. This extension would measure 3.6m in width, 3.5m in depth and 2.9m in height (flat roof). There would also be a covered walkway to the front linking the garage to the front door and the existing integral garage is to be converted to habitable space with window in place of the existing garage door.

The development would see the existing vehicular access to Longmead Gardens

closed with an extension to the existing boundary wall and a landscaped strip created to the side of the new garage. This additional landscaping would link in to the current planting at the front.

The proposal is a revision to extant planning permission APP/14/00716.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - None received. However, no objection raised to application APP/14/00381

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: 7

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 the character and appearance of the area
- (iii) Impact upon residential amenity

7 Planning Considerations

- (i) Principle of development

The site is within the urban area of Havant, whereby householder extensions are normally acceptable in principle subject to satisfying the criteria of the policies listed in section 4 of this report.

It is pertinent to note however that this application is a revision to extant planning permission APP/14/00716.

The current application seeks to make the following amendments to the extant permission: include a roof light in the single storey porch roof; increase the width and ridge height of the garage by 0.1m; amend the first floor external materials to the rear and east elevation from cladding to render; extend the flat roofed single storey extension behind the garage by 1m in depth, 1.6m in width and 0.4m in height. The remainder of the proposal is as agreed under application APP/14/00716.

The site history is a significant material consideration to the determination of this application. For completeness the previous officer report is appended.

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

The development, as proposed, would see the extension of the existing dwelling to the side closest Longmead Gardens and the closure of the existing access at this point. A landscape buffer would be created between the flank wall of the garage and the footpath of Longmead Gardens.

The current proposal largely constitutes minor variations to extant planning permission APP/14/00716, with none of the proposed amendments impacting on the conclusions previously reached in respect of character and appearance.

It is therefore considered that the proposed changes to extant planning permission APP/14/00716 would not undermine the decision previously reached and would continue to accord with the principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and those of the NPPF.

(iii) Impact upon residential amenity

The garage is positioned on the side of the dwelling adjacent to Longmead Gardens, and as such the nearest neighbour affected by the proposal is neighbour 21 Longmead Gardens on the opposite side of the road, some 19m away.

It is considered that the existing and proposed boundary screening and separation distances ensure that the development does not result in harm to neighbour amenity.

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

8 Conclusion

The additional built 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 revised external materials to be used for the dwelling, whilst contrasting with those found typically in the road, will nevertheless be of good quality and capable of being assimilated into a street scene that features buildings whose detailed design is varied.

The revised planning 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/15/00381

(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 201

Drawing 202 Rev.A

Drawing No. 1430-411 Rev.B

Drawing No. 1430-612 Rev.A

Drawing No. 1430-311 Rev.C

Drawing No. 1430-312 Rev.0

Drawing No. 1430-611 Rev.A

'Specification for Landscape Works' document prepared by Martin Critchley, Chartered Architect and dated November 2014, Revised May 2015

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 be built in accordance with the approved material samples and colours submitted with this application:

Render to be painted Pure Brilliant White (Sandtex Exterior Paints)

Mineral Cladding Boards - Hardie Plank colour Light Mist (light grey)

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.

- 5 The development, hereby approved, shall be built in full accordance with the submitted 'Specification for Landscape Works' document prepared by Martin

Critchley, Chartered Architect and dated November 2014, Revised May 2015 and accompanying landscape plans 1430-611 Rev.A and 1430-612 Rev.A.

Any tree or shrub planted or retained as part of the approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.