
Site Address: 29 Southleigh Road, Havant, PO9 2QG
Proposal: Rear single storey extension; first floor rear extension above existing ground floor extension; single storey side extension and addition of gable feature over front door. New windows at first floor level to south side elevation.
Application No: APP/14/01259 Expiry Date: 05/02/2015
Applicant: Mr M Whittaker Team: Team 1
Agent: Mr D Treagus Case Officer: Heather Lealan
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Southleigh Road links Havant and Warblington. The road consists of residential properties, the majority of which are set within generous plots of land. There are a number of semi-detached dwellings, however the majority are detached properties of two storeys in height. No. 29 is a two storey detached property built with an integral garage that has previously been converted to living accommodation and the dwelling has an extended canopy across the entrance and bow window. The property is of brick construction and has been rendered white. There is a large hard standing to the front of the property which provides parking for three cars.

2 Planning History

09/74099/000

Two storey rear extension - Permitted

10/74099/001

Extension to the canopy on the front elevation, the addition of a pitched roof over the existing single storey extension at the rear of the property and the insertion of 4 roof lights to the south roof slope - Permitted

3 Proposal

- 3.1 The application is for a rear single storey extension; first floor rear extension above existing ground floor extension; single storey side extension and addition of gable feature over front door. New windows at first floor level to south side elevation.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment to this application.

Hampshire Biodiversity Information Centre

Within 50m Eurasian Badger

Comment - Include informative regarding habitats, not a constraint on a householder development.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

The rear elements of the scheme will not be readily visible from the streetscene and, as such, it is not considered that they would be detrimental to it. The side extension and gable feature over the front door would be visible from the wider public realm but it is considered that both are designed in sympathy with the main dwelling house and therefore would be in accordance with the adopted Core Strategy policy CS16.

The parking area to the front of the dwelling should be conditioned to be retained to protect the amenities of the street.

(iii) Impact upon residential amenity

The rear first floor element, whilst bulky, is set sufficient distance from the adjacent neighbouring dwellings so as not to be an unacceptable detriment on the amenities of the occupiers of the adjacent dwellings. It is not considered that there are any windows of concern within the side elevations of these dwellings that would result in a negative impact from the proposal to the neighbouring occupiers. Similarly it is not considered that the single storey element would have any unacceptable negative impact on the amenities of the occupiers of the adjacent dwellings given the siting and configuration of these dwellings. The new windows at first floor level within the south elevation will look onto the side wall of the property to the east and will not cause undue issues of overlooking.

8 **Conclusion**

It is considered that all of the changes to this dwelling would accord with the adopted Core Strategy Policy CS16 and should be permission subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01259 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:

Proposed Elevations, Proposed Floorplans, Proposed Block Plan and Location Plan Drg.No 14/345/01 rev A received 1 December 2014
Parking Layout received 1 December 2014

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 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.
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.