
Site Address:	66 Southbrook Road, Havant, PO9 1RN		
Proposal:	Two-storey side extension and single-storey rear extension. (Revised Application).		
Application No:	APP/14/00621	Expiry Date:	13/08/2014
Applicant:	Mr & Mrs Rutledge	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
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. 66 Southbrook Road is a two storey, detached dwelling with an attached garage to the east. The property is set back from the front of the plot by approximately 8 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 around the perimeter.

2 Planning History

APP/14/00358 - Two storey side extension and single storey rear extension. Approved - 29/05/2014.

3 Proposal

The application is for a two storey side extension with a hipped roof, although there is a gable to the rear elevation and single storey rear extension.

The development is an amendment to extant planning permission APP/14/00358 and involves the removal of the previously approved integral garage and change to a study with associated external alterations (replacing the garage door with a window). The amendments would then involve additional hardstanding to the front of the dwelling to ensure that the site still has on-site parking provision in accordance with the Council's adopted standards. In addition, the single storey rear extension is proposed to be increased in depth from 3.05m (as approved under APP/14/00358) to 4m.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

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

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- (i) Principle of development
- (ii) Character and Appearance of the Area
- (iii) Neighbour Amenity
- (iv) Highway Safety

The site is within the urban area of Havant, therefore the proposed development is acceptable in principle subject to development plan policy requirements and other material considerations.

It is pertinent to note that the development is an amendment to extant planning permission APP/14/00358 (a copy of the report and decision notice is appended for reference). The only difference between the current proposal and the extant permission being that (a) the applicant now wants to remove the integral garage and change it for a study; and (b) the increase in depth of the rear extension by 0.95m. In the case of the former, this would involve the removal of the garage door and provision of a window. In addition there would be additional hardstanding to the front of the dwelling to allow three cars to park on-site.

Having regard to the above amendments it is considered that the minor changes do not materially alter the extant permission to a degree that would be harmful. The physical change to the front elevation of the dwelling, providing a window instead of a garage door does not affect its overall character and appearance or that of the residential area. In addition it would not result in harm to neighbour amenity. With regard to the increase in depth of the rear extension, the resulting building would still benefit from a generous garden size, and the spatial relationships with adjoining properties is such that, as with APP/14/00358, no loss of neighbour amenity is likely to occur. It is also worth noting that the depth of the extension is consistent with normal

'permitted development' tolerances; furthermore no objections have been received.

In respect of the loss of the integral garage the proposal includes additional hardstanding to the front ensuring that up to three vehicles can park on-site, with the ability for vehicles to turn on-site provided they were manoeuvred in order. However, given the residential nature of the road and level of visibility if vehicles did reverse out of the site it is not considered that this would be unacceptably harmful to pedestrian and highway safety. It is also pertinent to note that the front could be covered with hardstanding without the need for formal planning permission, provided there was no surface water run off to the highway.

Having regard to the fact that there is an extant permission for a very similar development and that the proposed amendments do not alter the conclusions reached for that permission it is considered that the revised scheme would accord with the requirements of policy CS16 of the Havant Borough (Core Strategy) Local Development Framework 2011 and the NPPF, 2012.

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 or result in harm to highway safety. 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/14/00621 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 roofing 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or openings, other than those already shown on approved plan 1406-411A, shall be constructed within the western flank elevation at first floor level or above (including the roof space) without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of 68 Southbrook Road 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 hardstanding to the front of the dwelling, as shown on approved plan

1406-202A, shall be constructed of porous material and/or designed to prevent the run off of water onto the highway.

Reason: To prevent the flooding of the highway and to safeguard the amenities of the locality in accordance with policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site in accordance with approved plan 1406-202A 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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 1406-201 - Location Plan
Drawing 1406-202A - Block Plan
Drawing 1406-311A - Proposed Floor Plans
Drawing 1406-411A - Proposed Elevations
Drawing 1406-312o - Roof Plans

Reason: - To ensure provision of a satisfactory development.