
Site Address:	22 Southleigh Road, Havant, PO9 2RS		
Proposal:	Single storey rear extension; loft conversion incorporating rear dormer; recladding of entire dwelling in shiplap weatherboarding and alterations to fenestration (part retrospective).		
Application No:	APP/15/00014	Expiry Date:	18/02/2015
Applicant:	Mr L Saunders	Team:	Team 1
Agent:	Mr S Lord	Case Officer:	Stephen Andrews
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application dwelling is a large two storey detached property built around 1930-1940. It has a plain tiled hipped roof with a recently constructed grey colour fibre cement weather board facade. The dwelling originally had a brick and render appearance. There is an original two storey projection at the front and a newly constructed, part finished single storey extension to the rear. There is a gravel drive to the front capable of accommodating several vehicles and the original integral garage has been converted to a kitchen.

The area is largely residential in nature comprising of various style and scale detached dwellings. To the north-west of the site are the grounds of Warblington School.

2 Planning History

GEN/14/00693 - Reduce size of windows and clad property in horizontal boards in New England Style. Advice Given - 16/07/2014.

3 Proposal

Part retrospective planning permission is sought for the cladding of the existing dwelling in fibre cement weather boarding (grey in colour) and a single storey rear extension; 10m in width, 3m in depth and 4.2m at its highest point.

Planning permission is also sought for a flat roofed dormer window in the rear roof slope and inclusion of two roof lights in the front elevation.

4 Policy Considerations

National Planning Policy Framework, 2012

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 - 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary:

- development out of keeping
- application is retrospective
- removal of existing trees (already undertaken) resulting in increased overlooking
- any new fence erected would encroach over the neighbouring boundary
- overlooking and loss of privacy
- inaccurate information and drawings in relation to: shed on south side; existing elevations; timing of works; removal of trees; nature of previous fencing and driveway; disputing information in Design and Access Statement
- If assistance was sought from the Council why is planning permission now required?

Comment:

The issues raised above have largely been considered and addressed in the assessment below (section 7). With regard to other points raised that are not covered in section 7 the responses to each are provided below:

* It is not illegal for development to be undertaken without planning permission, it is unlawful. As such any works that are carried out without the necessary consents are done so at the owners risk and may be subject to enforcement action.

* In respect of loss of trees; the site is not within a Conservation Area and none of the trees on site are covered by TPO, as such any tree removal or shrub/hedge clearance does not require consent from the local planning authority.

* Any development carried out on land not within the control of the applicant would be a civil matter between the various parties. For clarity however, the development currently shown is all contained within the red edge of the plan submitted and a Certificate A form completed stating that the applicant owns the land identified.

* The drawings and information provided are sufficient to show the proposed development and, coupled with the site visit, have allowed the case officer to undertake a detailed assessment of the proposals. The shed referred to on the south side of the dwelling, by virtue of its size and location, is likely to constitute permitted development and not require planning permission. The nature of the previous fencing and driveway is not considered significant to the outcome of this application. Although the applicant has given reasons for the cladding this is not necessary, the judgment to be made is one of the impact on the character of the area, not the basis for the work.

* Pre-application advice was sought and obtained by the applicant from the local planning authority however it is considered that there was an error in the advice provided and the applicant has been invited to submit a planning application to address the breach identified. In the interests of co-operation the applicant has made the necessary submission.

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.

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

The proposed single storey rear extension and rear facing dormer window would not materially alter or harm the character and appearance of the area or that of the dwelling; as such no objection is raised on character grounds to these parts of the proposal.

With regard to the existing and proposed weather board cladding it was noted on site that neighbouring dwellings had a mix of external finishes, including brick, render and tile hanging. The cladding of No. 22 did provide a clear contrast to the many other finishes found along this section of Southleigh Road, but this in itself does not cause harm to its character. Furthermore the school buildings of Warblington School also make a contribution to the street scene, and this features cladding extensively on its external elevations.

The NPPF makes it quite clear in paragraph 60 that planning policies and decisions should not stifle innovation, originality or initiative. It is considered that the external cladding offers some further variety within the existing street scene and has been finished to a high standard. The new cladding and replacement windows has given the existing, tired looking dwelling a modern look and enabled it to be updated to more modern standards. As such it is considered to make a positive contribution to the character and appearance of the street scene and sets a benchmark for wider improvements in the area.

It is therefore considered that, notwithstanding the concerns raised by local residents, the development as proposed would respect and enhance the existing character and appearance of the area and would be in keeping with the scale and appearance of the dwelling and the plot in which it sits.

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

(iii) Effect on the neighbouring properties

The part retrospective single storey rear extension, with a depth of 3m and at 4.2m at its highest point, is just 0.2m higher than that allowed under permitted development. It is considered that this minimal difference in height compared to the permitted development 'fallback', coupled with the separation distance between adjoining neighbours (3m to No. 24 and 13m to No. 8 Woodpecker Close) ensures that this part

of the proposal would not cause unacceptable harm to neighbour amenity.

The new weatherboarding has no adverse impact on residential amenity over and above the general character issues discussed at (ii) above.

The proposed rear dormer window would allow for greater outlook towards dwellings at the rear and could result in some additional overlooking. However, in the main most dwellings are positioned a good distance from the roof dormer and not directly facing the rear elevation of 22 Southleigh Road; as such there is unlikely to be any significant direct overlooking. Further it was noted on site that there was good natural screening to the boundaries (some outside of the control of 22) which further reduced the ability to look directly into neighbouring gardens and dwellings.

More significant however is that having considered the General Permitted Development Order the modest flat roofed dormer window would fall within the acceptance of permitted development allowed by Schedule 2, Class B. It is considered that this is a strong material consideration and would allow this part of the proposal to be commenced without the need to obtain formal planning permission. As such this is an accepted 'fallback' position and appropriate weight must be attributed to this allowance.

Having regard to the above information the development would accord with the principles and objectives of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF. The accepted 'fallback' position of the General Permitted Development Order has also formed a material consideration and appropriate weight afforded to this.

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 revised external materials used for the dwelling, whilst contrasting with those found typically in the road are of good quality and capable of being assimilated into a street scene that features buildings whose detailed design is varied. 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/15/00014 subject to the following conditions:

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

Location Plan - 1:1250

Drawing No. - LS 101 date stamped 24 December 2014

Reason: - To ensure provision of a satisfactory development.

- 2 The materials to be used in the construction of the external cheeks and face of the rear facing dormer window hereby permitted, shall match in type, colour and texture those of the existing roof tiles of the dwelling.

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.