

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

5 Statutory and Non Statutory Consultations

Southern Water

No comments received

Development Engineer

No adverse comment

Rights of Way Officer

No comments received

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: 16

Number of site notices: N/A

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Support need for facilities, comments made in relation to facilities needed.

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) Effect on the character and appearance of the area
- (iii) Impact on the character and appearance of the existing dwelling
- (iv) Effect on neighbouring properties
- (v) Effect on trees
- (vi) Highways/parking issues
- (vii) CIL contribution requirements

- (i) Principle of development

7.2 The site lies within the built up area and proposes extensions to an existing dwelling. The proposals are understood to be required to meet the long term care needs of the applicants disabled daughter and the rest of the family. The care and support for their

disabled daughter are a material planning consideration. The proposal is for a substantial addition to the existing dwelling and whilst an extension to the existing dwelling is acceptable in principle, the size of the proposal does require careful consideration in this case.

- 7.3 The principal policies of the Local Plan affecting all householder forms of development are Policy CS16 - which seeks high quality design - and the Borough Design Guide SPD. This sets out the Council's guidance when considering extensions to existing dwellings:

"5.35 In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building."

The SPD also describes at paragraphs 5.37 and 5.39 the need for extensions to be subservient in scale to the host dwelling. In this case whilst the extensions are large, their height and positioning are considered to result in a development which would remain subservient to the original two storey house.

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

- 7.4 Whilst it is recognised that the site is relatively secluded from Bedhampton and Beaufort Roads (being set back from the road frontages), it is nevertheless clearly viewed from the adjacent public footpath which runs the full length of the eastern site boundary. The site is also viewed from adjacent properties and the proposed extensions would be particularly prominent from No's 61 and 63 Beaufort Road.
- 7.5 The current proposal is a result of negotiations between the applicants and planning officers seeking to reduce the scale and impact of the previously refused scheme on the character and appearance of the area. Whilst there would remain a long section of new building adjacent to the footpath, the extension is now single storey with pitched roofs sloping away from the site boundary. It is understood that boundary treatments with the footpath would remain unchanged, however, a condition is recommended to confirm the boundary treatment.
- 7.6 When viewed from the properties to the north, the development would now be single storey and set off the common boundary. It is considered that the revised application would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact on the Character and appearance of the existing dwelling

- 7.7 It is considered that the revised scheme would now appear subservient to the original dwelling. Whilst the view from the footpath of the property would be significantly changed it is considered that the two storey house would continue to retain its dominant form. The proposed extension is therefore considered to have an acceptable impact on the existing dwelling.

(iv) Effect on neighbouring properties

- 7.8 The most significant impact in terms of neighbouring residents are considered to be to No's 61 and 63 to the north and to Brake House flats 5-8. The single storey nature of the development and lack of overlooking windows together with the set off to the northern site boundary have all reduced the impact on neighbours when compared to the refused scheme. It is now considered that the scheme would have an acceptable and limited impact on neighbours residential amenities.

(v) Effect on trees

- 7.9 The proposals are now set off the northern boundary and a significant beech tree such that there should be no adverse impact on the tree. There is a section of hedge to the footpath that may be compromised by the extension, however this feature is not considered to be of sufficient quality to be a determining factor in the acceptability or otherwise of the scheme.

(vi) Highways/parking issues

- 7.10 In relation to highways/parking issues, the proposals have been considered by the Development Engineer. No concerns have been raised and the proposal provides adequate on site parking and turning.

(vii) CIL contribution requirements

- 7.11 The extensions do not result in a floorspace increase in excess of 100sqm and therefore CIL requirements do not apply.

8 Conclusion

- 8.1 In conclusion the proposed extension is now considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The development would not be harmful to the residential amenities of adjoining residents and there are no objections in relation to highway impacts or trees. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00651 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 existing boundary treatment to the footpath to the east of the site shall remain unaltered as a result of this development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a suitable boundary treatment to the footpath in the interests of the character and 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 hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

As Existing + OS Maps & Proposed Roof Plan Drawing Number Bea002 Rev B

Ground Floor Extension + Pool & Garage +2 Bed Drawing Number Bea001a Rev A

Reason: - To ensure provision of a satisfactory development.