
Site Address: 62 Southleigh Road, Havant, PO9 2QJ
Proposal: Two storey rear extension and side dormer, with extended driveway/
parking area, conversion of garage to podiatry consulting office and clinic and new
access onto Southleigh Road.
Application No: APP/13/01152
Applicant: Mr Simpson
Agent: Ms Lilley
Ward: St Faiths
PAD Architecture
Expiry Date: 14/01/2014
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 62 Southleigh Road, Havant is a detached property located on the eastern side of Southleigh Road. It occupies a large plot with vegetation and trees to the side boundaries. There are no TPO trees onsite and there are no significant onsite trees within the public realm.
- 1.2 The dwelling has a single integral garage and a paved driveway. The resulting parking provision within the garage and to the front of the site provides parking for at least 3 cars. The remainder of the front garden area is laid to lawn.

2 Planning History

94/59226/000

Variation of hours for day nursery operating at premises - Permitted. This use has since ceased

3 Proposal

Two storey rear extension and side dormer, with extended driveway/ parking area, conversion of garage to podiatry consulting office and clinic and new access onto Southleigh Road.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012.

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

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 - I have no adverse comment to the application providing the construction of the new vehicular crossing is conditioned to be to the Highway Authority standard and an informative added that the permission of the highway Authority will be required to do the work.

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: 5

Number of site notices: One

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) Effect on the streetscene and appropriateness of design
- (iii) Effect on the neighbouring properties
- (iv) Highways and drainage

(i) Principle of development

7.2 The site is designated as being within a defined urban area in the Local Plan and therefore, development is acceptable in principle subject to the implications of its effect on the neighbouring properties and the character of the area. The application must comply with policy CS16, DM13 and DM10.

(ii) Effect on the streetscene and appropriateness of design

7.3 The two storey extension to the rear is of an acceptable design and will not be readily visible from the public realm. The proposed dormer to the northern elevation will be visible but is recessive within the cat slide roof and in keeping with the overall appearance of this dwelling house. The conversion of the garage will involve the replacement of the garage doors to the front with a small window and the insertion of an access door within the northern elevation. It is not considered that these proposed changes will be in anyway detrimental to the appearance of the dwelling house or the character of the streetscene.

7.4 The creation of a new access and the conversion of the front lawn area and paved driveway to tarmac is also considered to be acceptable. A degree of planting would assist to soften this area from the view of the streetscene, however this is difficult to enforce in a single dwelling house whose occupants may not wish to cultivate

planting areas. Furthermore, there is a grass verge directly to the front of the site which does assist to provide some degree of greening within the context of the character of the road. The agent and applicant have been advised that a front boundary treatment over 1 metre in height would also require planning permission and they have advised that the boundary treatment will not exceed this height.

(iii) Effect on the neighbouring properties

- 7.5 The proposed conversion of the garage will not be large enough to allow for more than one treatment room. As such only one client could be treated at one time and therefore the business will be restricted by its floorspace to remain small scale. It is not considered that such a small business, which in its very nature involves quiet treatments, would be detrimental to the quiet enjoyment of the surrounding neighbouring properties. Furthermore the submission of the Statement of Intention states that the clinic would only be used two days a week for a maximum weekly total of eight clients. It is not considered that such a low intensity use would constitute a material change in the use of this dwelling house and as such would form a use ancillary to the occupation of the dwelling house. To this regard the specifications of the Statement of Intention should be expressly conditioned because an intensification of the use may impact the occupiers of the neighbouring dwellings and require re-advertising and a revised application.
- 7.6 It is not considered that the two storey extension proposed will impact the occupiers of the adjacent residential dwellings to an unacceptable extent due to the existing rear building line extending further than the current rear elevation of the application site dwelling house and the degree of separation of this dwelling from the two adjacent dwelling houses.
- 7.7 It is considered that the windows within the proposed dormer to the northern section of the cat slide roof should be conditioned to be and remain as obscurely glazed in the interests of the amenities of the adjacent residential dwelling; which has first floor clear glazed windows within its southern elevation into which direct overlooking would be created if the windows were not conditioned to be obscurely glazed with top light opening only. It is considered acceptable to impose such a condition as one of the proposed windows serves an ensuite and the other is a secondary window to bedroom 3.

(iv) Highways and drainage

- 7.8 The garage conversion will result in the loss of a parking space and the three bedroom property will require three on site parking spaces plus one additional space for the Clinic's clients. Therefore, a condition should be included on any planning consent which requires the provision of a four car parking spaces as detailed on the block plan submitted on the 10 January 2014. Furthermore, the operation of the clinic should be conditioned to accord with the submitted Statement of Intention, so that there is a 20 minute gap between appointments and the use is restricted to between 10.00am and 2.30pm which is outside of traffic rush hours. This requirement is most essential due to the nature of Southleigh Road; being a busy road and important arterial route. Any planning permission should condition both the parking provision and the creation of a turning area on site. Such conditions will avoid parking on the adjacent highway. An Informative should also be added to any planning permission advising the applicant of whom to contact with HCC to gain permission for the highway works and a further planning condition included that requires the new access

is constructed to a Highway Standard.

- 7.9 The front of the site is proposed to be laid to tarmac and the agent and applicant have been advised that rain water run off must drain within the site. Revised plans were submitted on the 10 January 2014 which show an aco drain along the full frontage of the site. An informative should be placed on any planning consent advising that any soakaway should be constructed to BRE 365 standard

Conclusion

- 8.1 It is considered that the proposal is in accordance with policies CS16, DM10 and DM13 of the Core Strategy and therefore the application should be permitted subject to the conditions suggested.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01152 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 Notwithstanding the submitted plans all windows at or above 1st floor level in the northern elevation dormer of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 4 parking spaces have been provided within the curtilage of the site in accordance with the submitted details 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.
- 5 The turning space in front of the dwellinghouse shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.
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 podiatry consulting office and clinic hereby permitted shall not open to the public before 10:00 hours or remain so open after 14:30 hours for no more than two days a week or at any time on Sunday or any recognised Public Holiday. It shall operate in accordance with the submitted Statement of Intention in that there will only be a maximum of 4 appointments a day and a gap of at least 20 minutes between each appointment.
Reason: To protect the amenities of nearby residential properties and highway safety having due regard to policies DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The podiatry consulting office and clinic hereby permitted shall be used only as a office/clinic by the occupiers of the main dwellinghouse and as such shall not be used independently of the main dwelling house or for any other business, commercial or industrial purposes whatsoever.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies CS16, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework 2012.
- 8 The garage shall not be converted before the proposed access is constructed and laid out to the Highway Authority standard and in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Statement of Intention for Clinic Operating Hours received 10 January 2014
Existing Location Plan Drwg.No. 1339/PL/07 received 18 November 2013
Existing Elevations Drwg.No. 1339/PL/02 received 18 November 2013
Existing Ground & First Floor Plans Drwg.No. 1339/PL/01 received 18 November 2013
Existing Roof Plan and Section Drwg.No. 1339/PL/03 received 18 November

2013

Proposed Elevations Drwg.No. 1339/PL/05 rev A received 10 January 2014

Proposed Ground and First Floor Plans Drwg.No. 1339/PL/04 rev A received
10 January 2014

Proposed Roof Plan and Section Drwg.No. 1339/PL/06 rev A received 10
January 2014

Reason: - To ensure provision of a satisfactory development.