
Site Address:	28 Southbrook Road, Havant, PO9 1RN		
Proposal:	Single storey side extension; new attached double garage to side; external alterations to all elevations incorporating render and cladding.		
Application No:	APP/14/00716	Expiry Date:	02/09/2014
Applicant:	Mr & Mrs Copestake	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 and whilst similar in appearance there are various external finishes to the houses lending each an air of individuality.

No. 28 Southbrook Road is a two storey, detached dwelling located on the corner of Southbrook Road and Longmead Gardens. The site currently has vehicular access to both roads with the design of the property having a frontal presence from both streetscenes; although the more obvious is that facing Southbrook Road.

The dwelling has already been extended at a two storey level to the east side with eaves level dormer and integral garage. There is a strong landscaped strip to the corner of the site, separating both vehicle access points.

2 Planning History

06/61030/001 - Proposed new double garage, utility room, sun lounge, porch and conversion of existing garage into a study. Refused - 10/08/2006

96/61030/000 - Conservatory to rear. Approved - 09/12/1996

3 Proposal

Planning permission is sought for an integral double garage 5.6m in width, 5.5m in depth and 4.6m to ridge height. The development includes a single storey addition behind the new garage to provide a utility room. This extension would measure 2.7m in width, 2.6m in depth and 2.5m in height (flat roof). There would also be a covered walkway to the front linking the garage to the front door and the existing integral garage is to be converted to habitable space with window in place of the existing garage door.

The development would see the existing vehicular access to Longmead Gardens closed with an extension to the existing boundary wall and a landscaped strip created to the side of the new garage. This additional landscaping would link in to the current planting at the front.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Design Guide Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection in principle. However because the garage is tight a condition should be attached to a grant of consent ensuring that two parking spaces are provided on site.

Comment: The existing drive at the site is considered to provide ample space to meet the recommended parking provision without the need for a specific planning condition.

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: 4

Summary:

- development out of keeping
- overdevelopment
- height of garage roof dominating
- materials out of keeping
- garage too big
- loss of view

Comment:

The issues raised above have been considered and addressed in the assessment below (section 7).

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 development, as proposed, would see the extension of the existing dwelling to the side closest Longmead Gardens and the closure of the existing access at this point. A landscape buffer would be created between the flank wall of the garage and the footpath of Longmead Gardens.

It is pertinent to note that a similar proposal was considered in 2006 and refused (06/61030/001). The main element of the refusal reason being the size of the garage, the proximity to the highway, featureless flank wall and lack of room for meaningful screening between the garage and the footpath.

The current proposal has sought to address these issues with a reduction in depth and width, the complete removal of the rear section and the provision of a 2m set back from the Longmead Gardens boundary to allow for a landscape strip between the flank wall of the garage and footpath of Longmead Gardens.

Whilst it is accepted that the site has already been developed on its east side it is considered that the plot can easily accommodate the additional built form without appearing over dominant or intrusive. This is further mitigated by the retention of the existing landscaping at the front and the provision of more landscaping linking to the existing planting. This would provide a stronger verdant appearance within the streetscene as well as offering natural screening to the proposal.

With regard to the proposed changes to the external elevations, whilst it is noted that the dwellings along Southbrook Road are similar in terms of the general character of materials used (traditional bricks and tiles predominating) there are many differences in the detailing employed to each house, and to the actual palette and combination of external finishes to the dwellings. It is accepted that the render and cladding proposed would provide a notable contrast to the character of the existing finishes of the dwellings in Southbrook Road; however this in itself does not mean that the materials are harmful or unacceptable. 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 scale and design of the dwelling will maintain the local distinctiveness of Southbrook Road, whilst offering a finish that will add to the already varied external finishes of the dwellings in the immediate area. If done well there is no reason why the dwelling would not make a positive contribution to the character and appearance of the street scene and set a benchmark for wider improvements in the area. A condition is recommended requiring samples of the external cladding material to be submitted for approval prior to the development in order to ensure that the colour palette is appropriate.

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 garage is positioned on the side of the dwelling adjacent to Longmead Gardens, and as such the nearest neighbour affected by the proposal is neighbour 21 Longmead Gardens on the opposite side of the road, some 19m away.

It is considered that the existing and proposed boundary screening and separation distances ensure that the development does not result in harm to neighbour amenity. It is noted that concern has been raised in respect of loss of views of trees beyond the garage extension, however there is no right to a view and as such this does not form a material planning consideration.

The implications of the revised external materials for the outlook of neighbours is largely as discussed above.

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

8 Conclusion

The additional built 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 to be used for the dwelling, whilst contrasting with those found typically in the road, will nevertheless be 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/14/00716 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:

Drawing No. 201
Drawing No. 202
Drawing No. 1430-403-B
Drawing No. 1430-304-B
Drawing No. 1430-305-0

Reason: - To ensure provision of a satisfactory development.

- 3 The roof tiles 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 extensions, hereby permitted, shall not commence until samples of the mineral cladding boards and proposed colour for the cladding and render finish have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the land between the flank wall of the double garage, hereby permitted, and Longmead Gardens has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the shrubs to be planted and/or retained, and timing provisions for completion of the implementation of the landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.