
Site Address: 63A Beaufort Road, Havant, PO9 3HT
Proposal: Single storey side extension for disabled and linked swimming pool enclosure & 3 berth garage with additional accommodation.
Application No: APP/14/00017 Expiry Date: 18/03/2014
Applicant: Mr & Mrs Bull Team: Team 1
Agent: Mr Harvey Case Officer: David Eaves
Wildcry Technical Services
Ward: Bedhampton

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The property is located to the north of Bedhampton Road and is accessed from Beaufort Road via a private drive (Cert B served). To the east of the property runs a public right of way which leads to Bidbury Junior school and beyond. To the south-east are flats with other residential houses to south-west and north.
- 1.2 The application property is an attractive 2 storey house without a direct road frontage. The house has steeply pitched roof with tile hanging to the front gable. There is an existing flat roofed double garage sited close to the northern boundary with an external graveled parking/turning area.

2 Planning History

02/55230/004 Rear single storey porch/ lobby extension. Permitted May 2002

3 Proposal

Single storey side extension for disabled and linked swimming pool enclosure & 3 berth garage with additional accommodation.

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)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Comments:

The proposals are understood to be partly to serve the long term care needs of the applicants disabled daughter and to meet the needs of the rest of the family. The site is relatively level and car parking is proposed close to the building. Level access can be provided and part M of the Building regulations would need to be met.

Development Engineer:

No adverse comment

Rights of Way Officer:

No comments received.

Southern Water:

Southern Water require formal consent for any new connection to public foul and surface water sewers -informative requested.

Swimming pool water discharge requirements specified.

Sewer protection requirements specified.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 (Havant Area Disability Access Group)

Summary:

Full support for proposal as it goes a long way towards meeting the ever-changing needs of a growing child and supporting both the child and family/carers in the future. Layout advice provided

Comment:

Comments passed to applicant for consideration.

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 very substantial addition to the existing dwelling and whilst an extension to the existing dwelling is acceptable in principle, the unusually large 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.

7.4 The National Planning Policy Framework 2012 sets out the Government's commitment to good design (paragraphs 56-68 refer).

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

7.3 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.

7.4 The proposal represents a very substantial extension to the existing dwelling. The extension would abut the public footpath and result in a length of 27m of new building when viewed from this direction. It is not clear how the boundary with the footpath would be formed, however the boundary is currently marked by a fence and hedge. It is likely that the hedge would need to be removed and the fence is likely to be removed for at least part of the boundary. It is considered that the new wall and roof would present a long unalleviated and oppressive feature when viewed by users of the footpath. This is considered to be harmful to the character and appearance of the area.

7.5 The proposed extension when viewed from the properties to the north of the site would be seen as a two storey height, asymmetric roofed extension which would abut

the rear boundary of these properties. The design of this element is considered particularly unfortunate and would result in a unattractive unalleviated elevation which would be harmful to the character and appearance of the site when viewed from adjacent properties.

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

- 7.6 It is considered that the scale of the proposed development would compete visually with the existing dwelling and contrast in design and appearance with the traditional form of the original house.
- 7.7 The extension would represent a floorspace increase over the existing dwelling (including the existing garage) of approximately 124%. When viewed from the east, west and north the extensions are considered to dominate the existing building and compete in scale and design. The design of the triple garage/family room and first floor accommodation in particular has an bulky and non-traditional appearance which is considered harmful to the character and appearance of the existing building. The contrasting roof forms between the extension and the existing building are also considered to be unfortunate.

(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 of the application site. These properties back onto No.63a and include significant rear windows facing the site. Whilst they have rear gardens of reasonable depth (approx 19m), the proposed extension would be sited on the common boundary. The closest part of the extension would be the two storey element. It is considered that the height, mass, bulk and siting of the extension would dominate the gardens of these properties and have an overbearing impact on the residential amenities of the occupants. Being sited to the south side of these properties there would also be an unfortunate impact on sunlight to the rear gardens which would reduce their amenity.
- 7.9 There would be a degree of overlooking from the proposed first floor bedroom dormers to the properties to the west including No.80 Beaufort Road, however, given the distances involved (over 21m) this is not considered sufficient to warrant a refusal of planning permission. The single storey additions are sited relatively close to flats in Brake House, however, any impact is considered relatively limited given the single storey nature of the closest extension and the existing footpath between the properties.

(v) Effect on trees

- 7.10 Whilst the planning application form suggests that no trees or hedges will be removed, it is clear that the proposals are likely to result in the removal of a hedge to the footpath, and would be likely to impact significantly on a significant beech tree and smaller silver birch in the rear of 61 Beaufort Road. There is also likely to be an impact on 2 tall (leylandii?) trees close to the parking area.
- 7.11 It is considered that the most significant issue is the impact on the beech tree which has a wider amenity value being sited close to the public footpath. No Arboricultural impact assessment has been submitted for consideration. In the absence of such an assessment and details of any possible mitigation, it would appear that the development is likely to have an unacceptable and harmful impact on trees and

vegetation, opening up views into the site and detracting from the visual amenities of the area.

(vi) Highways/parking issues

- 7.12 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

- 7.13 The proposal would result in a floorspace increase well in excess of 100sqm. This size of extension would trigger the need for a CIL contribution under the Council's policies. The contribution level would be £80/sqm. The applicants agent has been advised of the need for a contribution. An informative is recommended to be added to the recommendation to refuse permission highlighting again this requirement.

8 Conclusion

- 8.1 In conclusion whilst a domestic extension in the built up area can be supported in principle the scale of the current proposals require detailed assessment. The health requirements of the applicants family are recognised and are a material planning consideration, however they are not normally the overriding factor in the determination of a planning application. In this case the proposals are considered to have a harmful impact on the character and appearance of the area and detract from the amenities of neighbouring residents. The scale of the extensions and their design would also compete with the existing dwelling and detract from character and appearance of the property. The impact on trees has not been properly assessed and it is considered likely that the development would harm the existing significant tree beyond the site to the north. CIL contributions would be required due to the amount of addition floorspace proposed.
- 8.2 Having regard to these conclusions it is considered that the development would not constitute a high quality design, and thus would not achieve the objectives of the National Planning Policy Framework 2012 or Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011; it would also not secure the appropriate protection of existing natural features, and would thus be contrary to Policies CS11 and DM8 of the Core Strategy; nor would it be in accordance with the guidance for householder extensions set out in the Havant Borough Design Guide SPD 2011. Accordingly, the application is recommended for refusal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00017 for the following reasons:

- 1 The proposed extension would by reason of its size, scale, design and siting be harmful to the character and visual amenities of the area. In particular the extension would result in an unattractive and unalleviated elevation to the public footpath to the east of the site which would have an oppressive and overbearing impact on users of the footpath. It would also include an unattractive two storey element with asymmetric roof form which would have an unattractive appearance when viewed from neighbouring properties.

Furthermore the extension would compete in scale , design and form with the existing dwelling to the harm of its setting and the wider character and appearance of the area. The proposal would therefore conflict with the policies of the Development Plan and in particular policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework 2012.

- 2 The proposal would by reason of its height, mass, bulk, design and siting result in an overbearing and unneighbourly impact on the residential amenities of No's 61 and 63 Beaufort Road. The two storey addition sited on the southern boundary of No's 61 and 63 would also result in a significant loss of sun light to the gardens of these properties to the harm of the residential amenities of their occupants. Furthermore the development would be likely to result in harm to a significant tree and other vegetation within the rear gardens of these properties to the detriment of existing screening and to the character and appearance of the area. The development is therefore contrary to the policies of the Development Plan and in particular policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework 2012.