
Site Address:	66 Southbrook Road, Havant, PO9 1RN		
Proposal:	Two storey side extension and single storey rear extension.		
Application No:	APP/14/00358	Expiry Date:	29/05/2014
Applicant:	Mr & Mrs Rutledge	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 set within generous plots of land. The area has an open character and incorporates several mature trees. It was noted that there were several properties in close proximity that had similar extensions to that proposed.

No. 66 Southbrook Road is a two storey, detached dwelling with an attached garage to the east. The property is set back from the front of the plot by approximately 8 metres with a hard standing area in front of the garage for one car. The land within the plot is level and laid to lawn with close boarded fencing around the perimeter.

2 Planning History

There have been no previous applications relating to this site.

3 Proposal

The application is for a two storey side extension with a hipped roof, although there is a gable to the rear elevation and single storey rear extension.

The two storey extension would incorporate the existing single storey garage to the side of the dwelling, providing additional accommodation above and to the rear.

A single storey extension would extend across the width of the dwelling, with a depth of 3.05m and ridge height of 3.3m.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 0

7 Planning Considerations

(i) Principle of development

The site is within the urban area of Havant, therefore the proposed development is 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, has been designed to sympathetically relate to the host dwelling, in a subservient form. Whilst the dwelling now extends across the width of the plot at a two storey level, the reduction in height and set back, coupled with the depth of the front garden combine to ensure the dwelling proportions and characteristics are retained.

It was noted on the officer site visit that there were other examples along Southbrook Road of similar style extensions, which sit comfortably within the street scene and maintain the prevailing spacing and character found within the immediate vicinity. This too is maintained through the spacing between 66 and 68.

It is therefore considered that the two storey side extension and single storey rear extension would respect the existing character and appearance of the area.

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

(iii) Effect on the neighbouring properties

The single storey rear extension would be below permitted development tolerances for a detached property and as such it is considered that the scale and boundary treatment ensure that neighbour amenity is suitably protected.

In respect of the two storey side addition there is a gap of approximately 5m between the extension and the neighbouring dwelling 68. Further the only window shown in the

western elevation is a high level roof light serving a bathroom. A condition would be attached to a grant of planning permission preventing any further windows or openings at first floor level or above. It is not therefore considered that the development would allow for unacceptable levels of overlooking or loss of privacy.

It was noted that 68 did have two first floor windows, a ground floor window and front entrance in the side elevation facing the application property. However, the first floor windows did not appear as primary habitable room windows, with the ground floor window screened by the garage of 68.

It is considered that the existing built form and 5m separation distance ensure that the development does not result in unacceptable levels of overshadowing or overbearing effect.

The position of the extension and distances from other neighbours ensures that there are no unacceptable impacts on the amenities of any other neighbouring property.

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 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/14/00358

(A)

(B) 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 provisions of any Town and Country Planning General Permitted Development Order, no additional windows or openings, other than those already shown on approved plan 1406-402C, shall be constructed within the western flank elevation at first floor level or above (including the roof

space) without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of 68 Southbrook Road 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:

Drawing 201 - Location Plan

Drawing 202 - Block Plan

Drawing 1406-302B - Proposed Floor Plans

Drawing 1406-402C - Proposed Elevations

Drawing 1406-3030 - Roof Plans

Reason: - To ensure provision of a satisfactory development.