
Site Address: 78 Southleigh Road, Havant, PO9 2QL
Proposal: Single storey rear extension; single storey side extension; front and rear dormers, new front boundary wall. (Revised Application.)
Application No: APP/13/01177 Expiry Date: 30/01/2014
Applicant: Mr Crozier Team: Team 1
Agent: Mrs Grinstead Case Officer: Steve Weaver
 Your Home Plans Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the urban area of Havant on the east side of Southleigh Road. The immediate area is characterised by low density detached dwellings set within good sized verdant plots. The dwellings vary in architectural style, scale and appearance and include both single storey and two storey houses.
- 1.2 The application property is a detached bungalow set 10m back from the footpath of Southleigh Road. There are two vehicular access points to the front of the site onto Southleigh Road allowing vehicles to enter and leave in a forward gear. The attached single garage and garden store building to the north side of the dwelling shown on the existing plans have recently been demolished in anticipation of development activity at the site.

2 Planning History

APP/13/00785 - Single storey rear extension; single storey side extension; front and rear dormers, new front boundary wall. Permitted 2/10/13.

3 Proposal

- 3.1 Planning permission is sought for the erection of a single storey rear extension (following the demolition of the existing conservatory), single storey side extension with integral garage on the north side of the dwelling, and single front and rear facing dormer windows and roof lights, enabling the conversion of the roof space for habitation.
- 3.2 The development also includes the erection of a new front boundary wall, 1.3m in height, with the piers 1.55m in height.
- 3.3 In many respects the applications echoes the scope of that approved under APP/13/00785, albeit with revised detailing to the elevations.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on the character and appearance of the area
- (iii) Impact on neighbour amenity

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations. Development of a substantially similar nature was approved under recent permission APP/13/00785.

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

7.3 The roof alterations at the front, side extension and new front boundary wall would all be visible from Southleigh Road. In the case of the proposed garage/extension to the north side, this would largely replace the footprint of the recently demolished side garage and garden store. The main scale difference between the previous structures to the side and the extension proposed being an increase of 0.8m in height, 0.6m in width and infilling the 1.8m gap between the previous two structures. As the side extension largely replaces an existing structure with only a modest increase in height and width, this is considered to offer little in the way of change to the existing appearance and character of the dwelling. The extension is considered to be subservient in scale to the existing bungalow, and will be constructed in materials to match the palette of those on the existing building.

- 7.4 The new front dormer and roof light, is modest in scale and largely retains the single storey character of the dwelling. Furthermore there are examples of modest sized dormers in the immediate area, most noticeably the immediate neighbour at No. 80. It is not considered therefore that this part of the proposal would detract from the existing character and appearance of the area.
- 7.5 The existing low level boundary wall along the front boundary would be replaced by a slightly higher one (some 0.3m-0.5m higher than that allowed under Permitted Development entitlement). It is considered that this modest increase in walling would preserve the prevailing character of the area and would still allow views in to the site from the street scene, retaining the open nature of the site.
- 7.6 It is therefore concluded that the development would preserve the existing character and appearance of the area and would be in keeping with other similar developments in the immediate area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on neighbour amenity

- 7.7 There is a separation distance of approximately 5.5m between the neighbour at No.80 and the site of the proposed north side extension and a distance of some 5m from the neighbour at No.76 to the rear extension. Both neighbours are detached bungalows, with No.80 having been extended into the roof. A garden depth in excess of 20m would remain following the development such that the neighbour to the rear (2a Fifth Avenue) would not be adversely affected by the proposals.
- 7.8 The proposed garage/extension to the north side would largely replace the footprint of the recently demolished side garage and garden store. The main scale difference between the previous structures to the side and the extension proposed being an increase of 0.8m in height, 0.6m in width and infilling the 1.8m gap between the previous two structures. It is considered that this modest increase in built form would not significantly impact upon the residential amenities of No.80 Southleigh Road, particularly when having regard to the generous plot size of that adjoining property.
- 7.9 The proposed rear extension would be sited just under 2.5m from the shared boundary with No.76, with the existing garage of No.76 running immediately adjacent to the proposed extension. It is considered that the garage building of 76 would provide a substantial barrier between the proposed extension and the neighbouring dwelling. As such this element of the development would not result in unacceptable harm to residential amenity.
- 7.10 The rear facing dormer and roof light could be created under permitted development entitlement, which is a material consideration. However, on its own merits the window would merely overlook the rear garden of the subject property with only obscure views of adjoining neighbours. This is a consistent and accepted relationship with adjoining properties in an established residential area and as such whilst there would be increased levels of overlooking it would be to a limited and acceptable level.
- 7.11 To the front, the front dormer window and roof light, and new boundary wall, would only overlook the front garden of the subject property and Southleigh Road itself, and therefore this part of the proposal would not result in harm to neighbour amenity.
- 7.12 Therefore with regard to the above information it is considered that the rear and side extensions, converted roof space and front boundary wall would not result in

unacceptable harm to neighbour amenity by reason of overlooking, loss of privacy, overbearing effect, overshadowing or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on the character and appearance of the area

- 7.13 The roof alterations at the front, side extension and new front boundary wall would be visible from Southleigh Road. However the side extension largely replaces an existing structure with only a modest increase in height and width, as such this would offer little in the way of change to the existing appearance and scale of the dwelling.
- 7.14 The new front dormer and roof light, is modest in scale and largely retains the single storey nature of the dwelling. Further there are examples of modest sized dormers in the immediate area, most noticeably immediate neighbour 80. It is not considered therefore that this part of the proposal would detract from the existing character and appearance of the dwelling.
- 7.15 The existing low level boundary wall along the front boundary would be replaced by a slightly higher one (some 0.3m-0.5m higher than that allowed under Permitted Development Entitlement). It is considered that the modest increase in walling would preserve the prevailing character of the area and would still allow views in to the site from the street scene, retaining the open nature of the site.
- 7.16 It is considered that the development would largely preserve the existing character and appearance of the area and would be in keeping with other similar developments in the immediate area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

- 8.1 The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and 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/13/00785 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Project Number 78SOU-13 Location Map Drawing No. 01
Project Number 78SOU-13 Block Plan Drawing No. 01
Project Number 78SOU-13 Proposed Elevations Drawing No. 02
Project Number 78SOU-13 Existing Elevations Drawing No. 01
Project Number 78SOU-13 Proposed Floor Layouts Drawing No. 04
Project Number 78SOU-13 Existing Floor Layouts Drawing No. 03
Project Number 78SOU-13 Proposed Roof & Front Wall Plan Drawing No. 05
Parking Provisions

Reason: - To ensure provision of a satisfactory development.