

DELEGATED OFFICER REPORT

Site Address:	85 Farringdon Road, Havant, PO9 2LP		
Proposal:	Erection of first floor rear extension and loft conversion		
Application Type:	Full Planning Permission		
Application No:	APP/25/00503	Expiry Date:	06/08/2025
Applicant:	Mr & Mrs Hall		
Agent:	Barlow	Case Officer:	Jennie Fox
	The Steven Barlow Partnership		
Ward:	Leigh Park Central and West Leigh		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 85 Farringdon Road is a two storey semi-detached dwelling finished in buff multi bricks with anthracite upvc fenestration to the front and white uPVC fenestration to the rear under a concrete tile roof. The main roof is gabled, and there is also a small hipped roof to the front porch. The property has previously been extended at ground floor to the rear and the addition is in matching brickwork with a flat roof and timber effect bifold doors. The main dwelling is set back from the street behind a block paved frontage that provides a parking area, and is accessed from Farringdon Road to the south. There is a path to the west boundary with a pass gate providing access to the rear garden and to a store building that straddles the boundary with No.83. The rear half of the store is included within the application site. The garden, as measured from the rear wall of the single storey extension is approximately 11.5m in length and 7.3m in width and includes a flat roofed outbuilding to the rear boundary.
- 1.2 The area surrounding the application site is mixed, with residential properties to the south and west and industrial units to the north and to the east on the opposite side of New Lane. Immediately to the rear of the site there is an access road to the industrial units that is screened by a TPO Group of mature trees. The site is within Flood Zones 2 and 3.

2 Planning History

54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK,31/08/1954

APP/16/01210 - Prior notification for single storey development extending 5.140 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 2.8 metres., GPDC,16/12/2016

3 Proposal

Erection of first floor rear extension and loft conversion

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

There are no tree constraints.

Councillor Jason Horton

No comments received.

Councillor Munazza Faiz

No comments received.

Councillor Sharon Collings

No comments received.

Natural England Government Team

No comments received.

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: 0

Comment	Officer Comment
No comments received.	

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Flood risk
- (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposals comprise a first floor addition to the rear of the property that would contain an en-suite bathroom and walk in wardrobe accessed from a rear facing bedroom, and a loft conversion containing a bedroom. As the existing third bedroom would be replaced by stair access to the converted loft, the proposals would not create any additional bedrooms.

7.4 The proposed first floor addition would be approximately 3.3m in length and 4.49m in width, with a maximum height of 6.4m, some 0.8m below the ridge of the host dwelling. It would have a hipped roof with proposed roof lights at high level to both side facing roof slopes, although no side facing windows are proposed. The proposed addition would sit atop part of the existing ground floor extension and would be finished in materials to match the host dwelling. Whilst the proposal would be partially visible when approaching the site from the west along Farringdon Road it would be well set back from the street and would not appear overly prominent. The proposed first floor addition is therefore considered to be acceptable.

7.5 The proposed loft conversion would not include any dormers or front facing rooflights. As such it would meet the criteria for Permitted Development under Class B - and is not further considered here.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 To the west is No. 83 Farringdon Road, which is a similar style two storey semi-detached dwelling. This property is set farther back from Farringdon Road than the host dwelling such that the rear wall of No.83 would be approximately level with the rear of the proposed extension, and the two properties are separated by access paths to the rear gardens so that the proposals would be set at least 3m from the side wall of No.83. The

proposals would result in a loss of light and outlook to an existing east facing window that serves a stairwell, however the habitable rooms and private amenity space of No.83 would be unaffected. The impact to No.49 is therefore considered to be limited and acceptable.

- 7.8 To the east is No.87, which is the other half of the semi-detached pair. No.87 has been previously extended to the rear at ground floor. The existing extension is approximately 4.5m in length and would therefore exceed the length of the proposal by approximately 1.3m. The proposed first floor extension would be offset from the boundary with this property by approximately 1.6m and the agent has provided drawings indicating that the proposals would meet the overshadowing guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). The proposed first floor extension is therefore not considered to appear overbearing or to significantly reduce the light or outlook of No.87 and is deemed to have a limited and acceptable impact on this property.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on trees

- 7.10 There is a TPO group immediately to the north of the application site. The Council's Principal Arboriculturist was consulted but concluded that there are no tree constraints in this instance, since the proposals would involve no new groundworks and would not extend further towards the tree line than the existing ground floor extension. This is satisfactory in meeting the requirements of Policies DM8 and CS11.

(v) Flood risk

- 7.11 The proposal is within Flood Zones 2 and 3. The agent has provided a Flood Risk Assessment indicating that floor levels within the proposed development will be set no lower than existing levels and flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00503 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Proposed Site and Ground Floor Level Plan 0855-01.004. 03

Proposed First Floor Level Plan and Roof Plan 0855-01.005. 02

Proposed Elevations 0855-01.006. 02

Flood Risk for Householder and other minor extensions in Flood Zones 2 and 3

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.