

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey rear extension following demolition of existing extension.
LOCATION:	58 Brooklands Road, Havant, PO9 3NT
REFERENCE NO:	APP/25/00899
APPLICANT:	Mrs s Aylward
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	19/01/26
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 58 Brooklands Road is a semi-detached bungalow with an existing rear conservatory. The site is located on the west side of Brooklands Road with a small front garden laid to grass with a driveway to the side. The rear garden is bounded by 1.8 metre close boarded fencing. The property is finished in red brick under a concrete tile roof.
- 1.2 The area immediately surrounding the application site is residential and is comprised of semi-detached bungalows, many of which have been previously altered and extended. The adjoining property 60 Brooklands Road has an existing single storey rear extension with a conservatory attached to the rear.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. Proposal

Proposed single storey rear extension following demolition of existing extension.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM13 (Car and Cycle Parking on Residential Development)

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: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Environmental Health

Asbestos management is regulated by the HSE and as such the Local Authority would not prescribe conditions relating to asbestos.

Informative note - Asbestos

If you are planning any DIY home improvements, repairs or maintenance – and intend to bring in any additional builders, maintenance workers or contractors to site – you must inform them of any Asbestos Containing Materials (ACM) in your home before they start work. This will help reduce the risks of any ACM being disturbed.

The domestic enforcement authority: the Health and Safety Executive (HSE) strongly encourage the use of trained professionals to repair or remove ACM. If an owner/occupier chooses to carry out DIY repairs or remove damaged asbestos materials themselves, they must make sure the right Personal Protective Equipment (PPE) is used and always follow safe working methods. ACM need to be legally disposed of as hazardous waste. The removed material should not be mixed with normal household waste. Arrangements must be made to have any ACM collected by a competent person(s) or there may be special facilities in an area where you can safely dispose of it.

Building Control.

Point 4.

The Building Regulations do not provide guidance for this situation. Guttering is shown on the rear elevation so it is assumed the roof will fall front to back and the side elevations will have an upstand to stop water egressing off the side elevations

Point 7.

Compliance with Approved Document B has been achieved due to nature of the wall and roof construction with regards to fire spread
Councillor Liz Fairhurst No comments received.
Councillor Philippa Gray No comments received.
Councillor Michael Lind No comments received.

6. **Publicity and 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: 2 Objections

Comment	Officer Comment
<p>[Redacted] My objection is that it would block light into my property.</p> <p>Conflict With Local Design Guidance</p> <p>Terracing Effect and Impact on Street Character</p> <p>Drainage, Construction, and Safety Concerns</p> <p>Fire Safety and Building Regulation Considerations</p>	<p>The proposed rear extension is considered in detail in section 7 below.</p> <p>See comments from Building Control</p>
<p>[Redacted] .</p> <p>Concerns over possible asbestos</p>	<p>Asbestos management is regulated by the HSE and as such the Local Authority would not prescribe conditions relating to asbestos.</p>

Material planning considerations are addressed in Section 7.

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) 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 proposal is for single storey addition to the rear of the property to provide a new open-plan kitchen/dining area and living room. The existing house has two bedrooms, therefore in accordance with Policy DM13 and the Havant Borough Council SPD (2016) no additional parking would be required.

7.4 The proposed rear extension would project from the rear wall of the host dwelling by approximately 4.8m and would have a maximum height of approximately 3.m, It would be set approximately 0.278 from the south boundary.

7.5 Regarding materials, the extension would feature matching brickwork and fenestration to the main dwelling. Regarding this, the material palette is considered acceptable.

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) 2011. 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 south of the site and attached to the host dwelling is a matching bungalow No. 60 Brooklands Road which has an existing rear extension and conservatory. On the north elevation is a high level window overlooking the rear garden of the application site.

7.8 This window is not the primary light source to the room as there are French doors to the rear and a conservatory beyond. Therefore, whilst the proposal would still have some impact, in terms of light, outlook and a sense of overbearing, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and is not considered to justify a refusal of planning permission.

7.9 To the north No.56 is set off the common boundary and no windows are proposed in the application extension facing this property. It is not considered that the proposal would have an adverse impact on No.56.

7.10 Overall, the proposal is considered to have an acceptable impact on neighbouring properties.

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusions

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 Interim Head of Planning be authorised to GRANT PERMISSION for application APP/25/00691 subject to the following conditions

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 Plans and Elevations Planning Drawing No. 0101 Rev C

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

2 **Informative note - Asbestos**

The applicant is advised:

If you are planning any DIY home improvements, repairs or maintenance – and intend to bring in any additional builders, maintenance workers or contractors to site – you must inform them of any Asbestos Containing Materials (ACM) in your home before they start work. This will help reduce the risks of any ACM being disturbed.

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