



Southwood Road have a staggered building line.

## **2 Relevant Planning History**

99/51741/005 - Conservatory to south elevation – Permitted 14/01/2000

APP/15/00010 - Application for Lawful Development Certificate relating to occupation of 2A Eastoke Avenue as a separate dwelling unit. Permitted 02/04/2015

APP/15/00066 - Temporary storage container. Refused 29/04/2015

APP/15/00412 - First floor extensions, increase in roof height, extension to garage at No. 2A, replacement garage for conservatory at No. 2 with terrace above, new entrance and new vehicular access to Southwood Road. Refused 11/06/2015 for the following reasons:

*1 The proposed development would be contrary to policy CS16 (c) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 for the following reasons:*

*(a) The proposed development by reason of its plot coverage, size and scale would result in a cramped and over- intensive development that would be out of keeping with, and detrimental to, the character and visual amenities of the area;*

*(b) The proposed development by reason of the inclusion of multiple roof elements of varying designs and heights together with the manner in which the materials are utilised would result in an incongruous building in a prominent location within the street scene to the detriment of the visual amenities and character of the immediate area; and*

*(c) The proposed development would constitute an undesirable over-intensive use of the site which would provide unsatisfactory living conditions, by reason of inadequate amenity space, for unit 2A.*

*2 The proposed development would be contrary to policy CS16 (e) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 in that the development would by reason of increased height and depth to the northern side of the property, together with the fenestration proposed, result in an overpowering presence and overlooking of the occupiers of the adjacent residential property to the detriment of their amenities.*

A subsequent appeal against the refusal of planning permission was dismissed on 01/02/16.

APP/20/00110 - Application for a certificate of lawfulness for proposed erection of a porch and an outbuilding. Permitted 25/03/2020.

## **3 Proposal**

Single storey extension (south); first floor (north) extension; render and cladding; attached garage and new access on Southwood Road.

## **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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

**Councillor Leah Turner - Hayling East**

My opinion is that this is proposed overdevelopment of a small piece of land. Lack of parking spaces being another consideration. In a road full of single storey houses I also think that this will not fit in with the street scene.

I am quite surprised that Highways have not expressed a problem with cars reversing onto a main road from this property, which is another issue I will be raising.

**Councillor M Wilson - Hayling West Ward**

Agreed with Cllr Turner and Red Carded the application.

**Councillor R Raines - Hayling East**

No Comment.

**Hampshire Highways**

Final comments:

The applicant has provided a drawing titled 'Proposed new access' in response to the Highway Authority's previous response which requested the visibility splays to be annotated on the drawing.

Visibility splays have now been shown to be 53m northbound and 46m southbound which are greater than the splays required for the noted 30mph speed limit for Southwood Road. As noted in the Highway Authority's previous response, there is an existing lamp column which may need to be relocated as part of the access works. This can be arranged when obtaining a Section 184 licence.

Based on the updated information provided by the applicant, the Highway Authority raises no objection to the proposed development.

**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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

<b>Comment</b>	<b>Officer Comment</b>
<p>The plans provided are of poor quality.</p> <p>The garage approved under APP/20/00110 has been built differently from the approved plans now being attached to the property. There is also a concern it would not be used as a garage and would be used for a utility room. There is the possibility of building above the garage which would negatively impact our property. Garage is out of keeping and damages the street scene. Poor design being flat roof, should be pitched.</p> <p>First floor extension on the north elevation - if windows are placed on the east elevation this would cause harmful overlooking and reduce natural light to the property. Revised pitched roof on first floor extension - more impact on the loss of light and appear more dominant.</p> <p>Works are not subservient to the existing dwellinghouse.</p> <p>Extension to the front would reduce the garden space.</p> <p>Works would dominate and dwarf the properties in the area - all single storey buildings. - have a detrimental impact on the surrounding area and out of keeping</p> <p>Contrary to design guides - including massing, building line, architectural detail, daylight considerations,</p> <p>Contrary to policy CS16 and National Planning Policy Framework.</p>	<p>The plans provided are considered to be drawn accurately and to scale and are therefore satisfactory for planning application purposes.</p> <p>Please see Section 7 for an analysis of the impact of the garage.</p> <p>Please see Section 7 for an analysis of the impact of the development on neighbouring properties.</p> <p>Please see Section 7 for an analysis of the impact of the development on the character of the area and relevant policy considerations.</p>

Highway safety concern with access.	Please see Section 7 for an analysis of the impact of the development in access/parking terms – the Highways Authority has not objected to the proposals.
Intention to develop something similar to the previous refusal.	By virtue of its differing scale and design, this application is considered to be materially different to the previous application (APP/15/00412).
Projects beyond the building line.	It is considered that there is no clear building line along Southwood Road which is staggered.
No justification on how the development avoids impact on local amenity and local living conditions.	This has been assessed in Section 7 of this report.

## **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) Access and Parking
- (v) CIL

(i) Principle of development

7.2 The application site is located within the defined residential area, with various designs and types of individual dwellings evident in the street scene such as two storey houses, chalet bungalows and bungalows. In such a location residential extensions are considered acceptable in principle subject to development management criteria.

7.3 In terms of the relevant planning history of the site, under reference APP/20/00110 the property was granted a certificate of lawfulness for a proposed erection of a porch and a garage on the west side. The nature of the garage which has been built has been raised by objectors to the proposal and is discussed further below.

7.4 Under reference APP/15/00412 No.2 and 2A Eastoke Avenue applied for first floor extensions, increase in roof height, extension to garage at No. 2A, replacement garage for conservatory at No. 2 with terrace above, new entrance and new vehicular access to Southwood Road. This was refused by the Local Planning Authority on 11/06/2015 for the following reasons:

*1 The proposed development would be contrary to policy CS16 (c) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 for the following reasons:*

*(a) The proposed development by reason of its plot coverage, size and scale would result in a cramped and over- intensive development that would be out of keeping with,*

*and detrimental to, the character and visual amenities of the area;*

*(b) The proposed development by reason of the inclusion of multiple roof elements of varying designs and heights together with the manner in which the materials are utilised would result in an incongruous building in a prominent location within the street scene to the detriment of the visual amenities and character of the immediate area;*  
*and*

*(c) The proposed development would constitute an undesirable over-intensive use of the site which would provide unsatisfactory living conditions, by reason of inadequate amenity space, for unit 2A.*

*2 The proposed development would be contrary to policy CS16 (e) of the Havant Borough Local Plan (Core Strategy) March 2011 and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011 in that the development would by reason of increased height and depth to the northern side of the property, together with the fenestration proposed, result in an overpowering presence and overlooking of the occupiers of the adjacent residential property to the detriment of their amenities.*

7.5 An appeal was lodged against the refusal and was dismissed on 01/02/2016 due to the adverse impact the proposed development would have on the character and appearance of the area; on the living conditions of No. 2A Eastoke Avenue; and on the living conditions of neighbouring occupiers at No. 81 Southwood Road arising from the loss of outlook both to the front and rear of the property.

7.6 This application seeks to address the planning reasons for the dismissal of the appeal. The proposal only relates to works to No.2 Eastoke Avenue not No.2A Eastoke Avenue as per the appeal proposal.

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

7.7 The proposed development would involve a single storey front extension (south); first floor rear (north) extension; render and cladding; and attached garage (already built) to the west and new access on Southwood Road.

7.8 Originally the proposal incorporated a two storey extension to the south elevation, which would replace the existing conservatory. However, following discussions amended plans were submitted which has reduced this part of the proposal to a single storey, which would be in more in keeping with the character of the area, whilst removing any significant impact upon No.81 Southwood Road. The single storey south extension would be of a similar size to the conservatory it would replace – currently the conservatory has a width of approximately 3.4 metres, a depth of approximately 4.1 metres and a pitched roof with a maximum height of approximately 2.8 metres. By comparison the extension would have a width of approximately 4.4 metres, a depth of approximately 4.4 metres with a flat roof having a rooflight with a maximum height of approximately 2.7 metres. It would be used as a study and porch. The proposed design is considered to be contemporary and is deemed acceptable within the context of this residential area.

7.9 There would be a first floor extension on the north side which would provide a bedroom and en-suite. Originally the proposed first floor extension had a flat roof design, but following an amended plan a pitched hipped roof has now been provided which is more in keeping with the main dwelling, whilst limiting its impact on No.4 Eastoke Avenue as the roof would be hipped away from the property. It would have a width of approximately 4.4 metres, a depth of approximately 5.3 metres with the hipped roof the same height as the existing property.

- 7.10 As mentioned under reference APP/20/00110 the property was granted a certificate of lawfulness for a garage on the west side with a width of approximately 3.6 metres, a depth of approximately 7 metres with a flat roof having a height of approximately 2.5 metres. The garage has not been built in accordance with the plans submitted, which showed it sited approximately 0.5 metres away from the west elevation of the main house. What has been built instead is a garage attached to the main house, of a similar size, with a width of approximately 4 metres, a depth of approximately 7 metres with a flat roof having a maximum height of approximately 2.5 metres.
- 7.11 A detached garage on the west side of the dwelling of similar size and position could be erected under permitted development rights as confirmed by APP/20/00110. The garage erected does not benefit from permitted development rights as it is attached to the dwellinghouse and therefore is subject to planning control – hence it forms part of this planning application. That said, there is a fall back position in that a detached garage could be erected on the west side of the property under permitted development rights, which is a material planning consideration, to which due regard must be given.
- 7.12 In terms of materials, cladding is proposed at first floor level, which would comprise a James Hardie Plank in pearl grey, and the development would have white render on the ground floor level. The use of Redland Duo plain roof tiles or similar in charcoal grey is proposed for the main roof, and Slitech single ply or similar on the flat roof. This contemporary approach is considered to be acceptable within the context of the residential area and the dwelling.
- 7.13 In conclusion, the design and appearance of the proposal is deemed in keeping with the main building and the locality, whilst leaving sufficient space about the dwelling in accordance with the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.14 With regard to the proposed front extension this would replace an existing conservatory of a similar size, with a separation distance of approximately 1 metre from No.81 Southwood Road's garage to the east. On the south elevation of the extension there would be a window. This would face out onto the proposed driveway and would not cause any form of overlooking to neighbouring properties. Details provided demonstrate that the extension would not materially overshadow No.81 Southwood Road, nor would this part of proposal be overbearing to the neighbouring property.
- 7.15 On the west side the garage has been erected, attached to the main house. It is not considered that the garage has any direct impact on residential amenity as it lies off the boundary with 2A Eastoke Avenue to the north, and is separated from the property to the west by the carriageway of Eastoke Avenue.
- 7.16 As to the first floor pitched roof extension, this would not materially impact on No. 2a Eastoke Avenue, the adjoining semi-detached bungalow, as this is single storey, with no windows being affected. As to No 4 Eastoke Avenue sited further to the north, this is separated from the extension by No.2A, and there are no windows proposed in the north elevation – consequently it is not considered that this property would be materially affected by the proposal. The first floor extension has no windows on the east elevation, so no overlooking would arise in respect of No. 81 Southwood Road, nor would the proposal be overbearing as it would be set over 5m off the boundary with this property. However, due to concerns of potential overlooking a condition is recommended that no windows be installed on the east side at first floor level without

permission first being obtained from the Local Planning Authority.

7.17 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the surrounding properties to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Access and Parking

7.18 A new access would be created along Southwood Road with a driveway and fencing. Visibility splays have been shown to be 53m northbound and 46m southbound which are greater than the splays required for the noted 30mph speed limit for Southwood Road. The Highways Authority has been consulted and raises no objection to the proposal. It is recommended a condition be imposed regarding the lines of sight.

7.19 The proposed development would continue to provide 4 bedrooms therefore 3 car parking spaces are required according to the Havant Borough Car Parking Standards SPD. There is sufficient car parking on the proposed driveway (ie 3 spaces) to accord with the Parking Standards. Due to appropriate car parking provided on site, it is not deemed necessary to condition the use of the garage for this purpose only on the west side.

(v) CIL

7.20 The proposed development would be under 100sqm. Therefore, it is not CIL liable.

## 8 Conclusion

8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and the locality. There are no highway objections to the proposal which is considered to be appropriate and conditional planning permission is recommended.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00699:

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:

Location Plan  
Proposed Ground Floor Plan  
Proposed Site Plan - REV F  
Visibility Splays  
Proposed Block Plan - REV B  
Proposed South Elevation Materials (2)

Proposed South and East Elevations - REV E (1)  
Proposed North and West Elevations - REV E (3)  
Proposed First Floor Plan - REV B

**Reason:** - To ensure provision of a satisfactory development.

- 3 No windows shall be installed at first floor level on the east elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 5 The new access hereby approved shall not be brought into use until the visibility splays as shown on the approved plan have been provided.

**Reason:** In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

### **Appendices:**

- (A) Location Plan
- (B) Proposed Block Plan
- (C) Existing South and East Elevations
- (D) Proposed South and East Elevations
- (E) Existing North and West Elevations
- (F) Proposed North and West Elevations
- (G) Proposed Site Plan