
Site Address:	14 Park Lane, Bedhampton, Havant, PO9 3HH		
Proposal:	Hip to gable loft conversion with rear dormer.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00700	Expiry Date:	07/11/2024
Applicant:	Mr Stallard		
Agent:	Miss Travers-Ayre	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Park Lane, Bedhampton, Havant, is a semi detached bungalow, constructed with render grey in colour with a hung tiled roof. The property has been extended previously to the side and rear elevations. A detached outbuilding is located adjacent the rear north eastern boundary. A patio area is directly adjacent the rear elevation of the property which extend up to the rear elevation of the outbuilding, the rest of the rear garden is laid to lawn. The rear and rear side boundary treatments consists of close boarded wooden fencing at an approximate height of 2m. The frontage of the property is block paved with the availability for off road parking for at least 3No. vehicles. The front and front side boundary treatment consists of close boarded wooden fencing of varying sizes.

2 Planning History

94/50642/003 - Rear Extension. PERM - 06/10/1994
APP/16/01158 - Erection of 1No. 1 bedroom bungalow and detached single garage to rear of 14 Park Lane, Bedhampton. REF - 06/01/2017
APP/18/00546 - Single storey side extension. PERM - 07/08/2018

3 Proposal

Hip to gable loft conversion with rear dormer.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Not required

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The Dormer window of the proposed layout to the rear at no. 14 will extend across the width of the existing bungalow and will be overlooking my garden. This could reduce daylight and will invade my privacy in my garden.	See Section 7 of report.
Also, the proposed plans do not indicate if guttering downpipe leading to soak away will be installed. The existing utility room gutter pipe goes directly to the ground and there is no soak away, which already causes flooding to one side of my garden and the concern is that further building would cause additional problems to my property.	The agent has confirmed that new rainwater drainage will comply with the latest building regulations and will most likely be connected to a new soakaway.
The South side was previously a garage and proposed plans now show this as a store, so what does this mean and what will this be used for, are my concerns.	The initial plans submitted did not give a clear reflection of the property as existing as the existing southern side element was missing. Amended plans were submitted showing the side extension as an existing structure.

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)
- (v) Parking

(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 proposed development would involve a loft conversion including with a hipped to gable roof to the southern side elevation and new rear dormer. The proposed roof alteration would serve 2No. additional bedrooms and with an ensuite to one of the bedrooms. The rear dormer would have a length of approximately 8.3 metres, a maximum depth of approximately 3.2 metres and a maximum height of approximately 2.7 metres. The rear dormer whilst substantial would sit slightly below the ridge line and up from the eaves line. Although it would have a generous width it would be set within the sides. The dormer would not be highly visible from the public realm and the appearance is not deemed to be harmful enough to justify a refusal on this basis. It is noted that many of the nearby neighbouring properties within Park Lane have rear dormers varying in size and bulk.
- 7.4 The hipped to part gable roof would be the same height as the existing highest part of the roof at approximately 3.3 metres above ground floor eaves. The proposed gable roof and dormer would have tile hanging to match the existing roof. This is considered to be in keeping with the context of the main dwelling.
- 7.5 The also proposal includes 3No. roof lights to the front roof slope to allow extra natural light to the bedrooms created within the loft conversion. Although the roof lights would be visible from the public domain many of the properties within Park Lane have roof lights inserted into the front roof slope, it would therefore not be out of keeping with the streetscene or locality.
- 7.6 It is noted that the application site lies within a street scene predominantly featuring bungalows and chalet bungalows in the immediate vicinity of the site - the nearby properties comprising a mix of fully hipped and gabled roofed forms. The proposed development would as a result be in keeping and would not have a harmful impact upon the character of the area.
- 7.7 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

- 7.8 The proposal would have minimal effect on the neighbouring properties to the front.
- 7.9 The proposed loft conversion and dormer would have a distance of approximately 61m from the rear facing elevations of the neighbouring properties along the rear shared boundary (Odd Nos. 19-23 Lester Avenue). It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.

- 7.10 The proposed gable end will have a distance of 4m from the side facing elevation of the neighbouring property to the south (No.12), there are to be no windows within this facing gable which will eliminate any overlooking or loss of privacy concerns. It is therefore considered any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.11 The proposed gable end would not be readily visible to the neighbouring property to the north (No.16 Park Lane). It is therefore considered any impact upon from the gable upon this neighbouring property would be considered minimal and acceptable
- 7.12 The rear dormer could be perceived to increase the level of overlooking to the neighbouring property to the north and south (No.12 &16), although a sizeable dormer could be constructed without planning permission it is not considered appropriate to refuse this application on the grounds of significant overlooking. These windows are considered to create views which is excepted within a residential area thus deemed acceptable.
- 7.13 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).

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.15 The proposed development would result in the increase in the number of bedrooms from 3 to 5 therefore 3 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking to the frontage of the site to accommodate 3 car parking spaces as shown in the submitted Block Plan. Therefore, the proposed development is in accordance with the Havant Borough Car Parking SPD.

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/24/00700 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:

Location Plan - Received 12 September 2024

Block Plan - Received 26 September 2024

Existing and Proposed Floor Plans and Elevations - Drawing No.8162.24 REV A - Received 25 September 2024

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.

- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.