
Site Address: 67 Park Lane, Bedhampton, Havant, PO9 3HQ
Proposal: Two storey rear extension and single storey side and rear extension with dormers to side elevations.
Application Type: Full Planning Permission
Application No: APP/22/01172 Expiry Date: 23/02/2023
Applicant: Mr & Mrs Pook
Agent: Mr Watford Case Officer: Tina Pickup
 WAT Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached bungalow with existing side flat roofed dormers, located on the west side of Park Lane, opposite Barncroft Primary School. The main roof is fully hipped with dark plain tiles, with a lower height forward gable projection. The elevations have been rendered with some cedar wood cladding trim added, with dark aluminium windows. There is currently a dormer in each of the north, south and west roof slopes.
- 1.2 The site frontage is level and entirely tarmaced for the parking of several vehicles. The dwelling is set off the northern boundary with number 69 by some 3m and there is a side wall linking the bungalow to the northern side boundary that includes a gate providing the entrance to the dwelling. The bungalow is set off the southern boundary with number 65 by 1m. To the rear there is a detached garage that sits up to the shared boundary and extends back some 8m from the rear facade of the dwelling, with a series of smaller sheds/outbuildings beyond that.
- 1.3 This western side of Park Lane is characterised by bungalows which originally were of a similar design. Several have dormers added and the adjacent property, number 69 has re-roofed in grey slate, following permission for alterations and extensions in 2015 (APP/15/00715 refers). Number 69 is sited close to the shared boundary and has 3 roof lights facing the application site, together with the main patio area and hot tub directly outside its rear and against the shared boundary.
- 1.4 Number 65 to the south has a side dormer facing the application site.

2 Planning History

None relevant

3 Proposal

- 3.1 Two storey rear extension and single storey side and rear extension with dormers to side elevations.
- 3.2 During the course of determining this application amended plans have been received slightly reducing the length of the rear extension and side dormers, as well as reducing the windows in the side dormer. The proposed rear extension would be some

11.5 m long with rear gable added to the new roof. Each side roof slope would have a long dormer with two high level clear glazed windows, as well as roof lights for light to the rooms below. The proposed design and materials would be contemporary, with use of grey slates for the main roof and standing seam finish to the dormers, with timber cladding and use of wide and dark fascias and barge boards. The rear gable end would have two offset slim line vertical windows with feature cladding panels.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

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: 1 on original set of plans

Comment	Officer Comment
I believe it is too close to our boundary line and property.	Noted
Being that close our alleyway could get effected by damp, due to no sun light being able to get down there. If it is that close how will they be able to maintain the new extension in the	Noted - see section 7

future?	
If the new extension was to be further away from my boundary line then this may be acceptable.	Noted
I am very concerned on how the drainage and guttering system will work, again by being so close to my property/land. Will it protrude over the fence into my property. Again if the extension is to be built further away from my boundary line then this would not effect me.	Confirmed wholly within application site and amended plans show use of accentric foundation and hidden gutter line Proposal would also be subject to Party Wall Act
I feel It will effect my day light, not only in my alleyway, my back garden but also into my Lounge area which is situated at the back of my property.	see section 7
The proposed dormer has three windows, it has not been stated the size of these windows. Whether they will be high level windows, frosted glass or if they will be standard opening windows for fire escape routes. These windows are situated where they will be over looking into my property and back garden. I will loose all privacy that I have at the moment if these were to be put in. If these windows were to be high level, frosted and non fully opening, then this would be acceptable and wouldn't effect my privacy.	amended plans reduce to 2 side windows and specified as high level but clear glass - see section 7 Fire escape a Building Regs matter but checked with agent that layout is likely to be acceptable

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) 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 Whilst the rear extension and roof alterations would be contemporary in design, from the street scene the front silhouette of the property would remain unaltered, with the

existing eaves and ridge line, and even the front dormer bulk remaining largely as existing. The existing front side wall screens the side and rear of the dwelling and would be replaced with a set back entrance of similar height and scale. Oblique views of the elongated contemporary dormers would be possible from side views, but they are appropriately set down from the ridge and up from the eaves line. The only obvious change to the front elevation would be the materials with use of grey slate and standing seam finish to the dormers. Given that number 69 directly to the north has also used grey slate, then in street scene terms the change would be modest and acceptable.

- 7.4 The rear extension is large, and would extend up to the rear of the existing garage, as well as infill the northern side area, effectively doubling the footprint of the original dwelling. In some respects this is not subservient, but the site can readily accommodate the size of extension proposed - a 25m rear garden would remain. Number 69 to the north has also extended its rear roof with gable end, although not so deep, and other examples of large rear extensions exist in the area, eg number 77.
- 7.5 Overall it is considered that the proposed alterations would not be harmful to the character or appearance of the site or street scene, 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

- 7.6 The extended roof line would project beyond the rear elevation of both neighbours - with respect to impact on number 65 to the south, this property has a gable end with single storey pitched roof rear addition, with glazed conservatory attached. The additional roof length and resultant bulk proposed would add a degree of enclosing effect and the outlook from the rear gable window would be marginally affected. But due to orientation, there would be minimal overshadowing effect to number 65, whose sitting out area is beyond the conservatory. In terms of effect on privacy, the amended plans show only 2 high level windows set in the front section of the dormer, to limit any direct overlooking of the rear amenity space.
- 7.7 In terms of impacts on number 69 the depth of the extension up to the shared boundary would simply replace the existing garage, albeit it slightly higher, but would also extend further forward, resulting in a continuous 12m long, 2.7m high, rendered wall up to the shared boundary. This would increase the sense of enclosure to the side alley of number 69, but notably number 69 has no windows in this side elevation facing the application site. Concern has been raised about surface water run-off increasing damp issues to this side alley, but the proposal includes hidden gutters which should contain water on the application site - and the adequacy of the surface water disposal would be a Building Regulations matter.
- 7.8 The extended roof bulk would maintain the 3m separation from the boundary with number 69, and although would extend deeper than number 69's roof, the separation and intervening single storey extension would minimise any adverse impacts of the roof bulk.
- 7.9 Number 69 does enjoy the amenity space outside the back door up to the shared boundary, it is where a hot tub is currently placed, but this area is already enclosed by the existing garage. The slight increase in height would slightly increase the overshadowing effect, but not so substantially as to justify a reason for refusal. In terms of any overlooking to this amenity area, the amended plans have omitted the

western most window in the side dormer, such that the two windows proposed would sit further forward - they would also be high level windows only, set 1.7m above finished floor level. Although they would be clear glazed, the window arrangement would reduce the opportunity for any overlooking and thus protect the privacy of number 69.

- 7.10 Overall it is acknowledged that there will be some impact on the amenity of both neighbours, largely from the additional bulk of the extended roofline, impacting outlook from number 65, and increased sense of enclosure with some additional overshadowing effect to number 69 from increased height on the boundary. But in each instance the impacts would be minimal with no loss of privacy. On balance it is considered that the impacts would not be so severe as to be considered contrary to policy to justify a reason for refusal.
- 7.11 Therefore, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.12 The existing property has 4 bedrooms (counting a playroom as a bedroom) and the proposal would result in 4 bedrooms plus office/playroom. The frontage of the site is already fully hard surfaced and can park in excess of 3 vehicles. As such the requirements of the Parking SPD to provide 3 on site spaces is met.

8 Conclusion

- 8.1 The net gain in floor space falls below the threshold for CIL. Although relatively significant additions, it is considered the site can readily accommodate the development proposed, and the contemporary design not inappropriate to the character of the area. It is considered that the proposed development 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/22/01172

(A) 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:

Site Location, Block Plan & Existing Plans - Drawing Number 001-S
Proposed Plans - Drawing Number 002 - P (E)

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted, the two windows in each of the side dormers shall be set at a height of no less than 1.7m above finished floor level, and retained as such thereafter.

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

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, no additional window(s) shall be inserted into either hereby approved dormer without the prior written approval of the Local Planning Authority.

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