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| Site Address:     | 19 Bedhampton Road, Havant, PO9 3ES |               |              |
| Proposal:         | Single storey side extension.       |               |              |
| Application Type: | Full Planning Permission            |               |              |
| Application No:   | APP/23/00893                        | Expiry Date:  | 12/01/2024   |
| Applicant:        | Mr P Van Laun                       |               |              |
| Agent:            |                                     | Case Officer: | Robert Riley |
| Ward:             | Bedhampton                          |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site, is a two-storey terraced house located on the southern side of Bedhampton Road in Bedhampton, Havant. The property's materials are brown brickwork to form the external walls, and brown concrete tiles in a gable design on the roof. The application site has a front and rear garden with a pavement and grass verge to the front of the property. There is parking to the rear of the property with a garage and hardstanding.

The location is in an area that could be considered both residential and urban, with the character generally being two storey terraced and semi-detached properties featuring brickwork designs and concrete tiled roofs. Bedhampton Social Hall is sited opposite and on the far side of Brunswick Gardens.

## **2 Planning History**

The planning history associated with the application site is

95/59808/000 - 6' high brick wall fronting Brunswick Gardens., PERM,

## **3 Proposal**

There is one element to the proposal to the application site:

- A single storey side extension

## **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)  
DM11 (Planning for More Sustainable Travel)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor D Guest**

No comment received

### **Councillor Liz Fairhurst - Bedhampton**

No comment received

### **Councillor Phillipa Gray**

No comment received

### **Developer Services, Southern Water**

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](http://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

[southernwater.co.uk/developing-building/connection-charging-arrangements](http://southernwater.co.uk/developing-building/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](http://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site

### **Hampshire Biodiversity Information Centre**

Within 50m Notable and Protected Species - Parsley Water-dropwort

**Officer Comment:** It is not considered that the proposed domestic extension would negatively impact off site plant species.

### **Hampshire Highways**

The Highway Authority's comments are based upon the supporting information submitted by the applicant, i.e. – drawings, plans and dimensions. The Highway Authority has not been made aware of any departures from this information by HBC that should be considered and as such the assessment of the proposal is provided against this context.

Following review of the proposals and the site context the Highway Authority is satisfied that the proposal would not result in any material or significant harm to highway safety in this location.

The Highway Authority is content that the proposed single storey extension would not restrict required visibility for either vehicles accessing or egressing the adjacent Community Centre access off of Brunswick Gardens, nor would require visibility be restricted for vehicles either turning to/from Bedhampton Road to/from Brunswick Close.

Vehicles illegally parked on Brunswick Gardens would likely restrict visibility for these manoeuvres, however this is not the responsibility of the applicant, and this proposal would not exacerbate any existing issues.

## **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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 Objections

| <b>Comment</b>                                                                                                                                                                                                                                                                                                                   | <b>Officer Comment</b>                                                                                                                                                                                                |
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| We know that this can be a tight junction for visibility (especially when people park on the double yellow lines) and we are worried that visibility coming out of the community centre car park onto the main road will be reduced. We are not worried about the extension facing the community centre, just that tight corner. | As the extension is only a single storey, there should not be significant adverse effects on visibility, however Hampshire highways was contacted regarding the visibility concerns - they have raised no objections. |

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| <p>Points of concern</p> <p>In recent years the multi use rear drain at No.17 has repeatedly blocked. As the owner of No.17, I have always arranged for the drain to be cleared. On the last occasion Southern Water undertook the drain clearance request.</p> <p>1. I am concerned that during the forthcoming construction phase at No.19, the multi use drain at the rear of No.17 could become blocked. Nowhere in the "construction notes" on the Plans is this covered. There are just two references to "Inspection Chambers in Side Alley"</p> <p>2. The construction notes on plans refer to "new rainfall goods to discharge to a new 2.00m<sup>3</sup> soak away located a minimum of 5 metres from extension", has the requirement to protect Portsmouth Water Co. Spring Water been discontinued in the 53 years since the original construction.</p> <p>3. No.17 is a middle house dependant on the both next door's downpipes for the gutters (back and front) to remove rainwater. Blockages on either side quickly cause flooding or leaks on my property. The Plans do not show "RWPs" for this purpose. Could the construction of a new soakaway impact on No. 17's rainwater drainage?</p> <p>4. The location of the ground floor Porch Drain at No.19 (not mentioned or shown)and the front gutter downpipe are not shown on the Plans crossing to the front of the multi use drain at No.17.</p> <p>5. The lamppost (SSE ref No.1) and the Yellow "H" sign (Water Hydrant) located on the boundary wall are not mentioned on the Plans. These are located very close to the rear corner of the new Extension.</p> <p>6. The new owners of No.19 recently installed a Gas supply at the front of the house. The Construction Nots do not mention this.</p> <p>7. Reference to Party wall act 1996 is not understood, who are adjacent owners/occupiers?</p> | <p>Concerns are noted, however drainage issues are a building regulation issue and therefore would not be considered to this application. Southern Water have raised no objections to the proposals.</p> <p>Concerns are noted, however drainage issues are a building regulation issue and therefore would not be considered to this application.</p> <p>The site is located within the source protection zone - consultation requirements with Portsmouth Water do not apply to small domestic extensions. Larger scale development such as new houses could impact the water aquifer.</p> <p>Concerns are noted, however drainage issues are a building regulation issue and therefore would not be considered to this application.</p> <p>Noted but not part of the application proposals.</p> <p>This infrastructure is located within the highway and an informative is recommended to ensure that any possible impacts are considered by the applicant.</p> <p>Noted but the extension is located to the side of the property and set back from the frontage.</p> <p>The party wall act is a separate matter to planning application considerations.</p> |
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| 8. Recently the front corner boundary wall at No.19 was hit by a car and a section of 4 metres needed to be rebuilt. Will the proposed extension restrict the visibility of vehicles turning? | Hampshire Highways have been consulted in relation to the proposals and have commented "Following review of the proposals and the site context the Highway Authority is satisfied that the proposal would not result in any material or significant harm to highway safety in this location."                                                                                             |
| 9. Is the entrance to the Bedhampton Community Centre compromised by restricted visibility? For example: traffic travelling both ways and also traffic parking on the yellow lines.           | <p>Hampshire highways have been consulted in relation to the proposals and have commented "Following review of the proposals and the site context the Highway Authority is satisfied that the proposal would not result in any material or significant harm to highway safety in this location."</p> <p>The parking on double yellow lines would be a matter for parking enforcement.</p> |

## 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) Ecology
- (V) Traffic issues

(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 would construct a side extension, which would be readily visible from the public realm.

### *Materials*

7.4 The proposed materials would be brickwork to form the external walls of the proposed extension to match the existing dwelling, the roof would be 3 No. layer felt. This is considered appropriate and in keeping with the appearance of the dwelling.

## Street Scene

- 7.5 The proposed works would be visible from the street scene, however the extension would be set back from the Bedhampton Road frontage and the siting and single storey nature of the proposal would appear recessive in the Bedhampton Road streetscene. From Brunswick Gardens the extension would be more prominent, however given its very modest scale, flat roof nature and existing walling to the side boundary south of the proposed extension it is not considered that it would have an unacceptable impact on the character and appearance of the Brunswick Gardens frontage.

## Dimensions

- 7.6 The proposed width of the side extension would be approximately 2.8 metres. The proposed depth of the side extension would be approximately 5.1 metres. Regarding the depth of the proposed rear extension, it would not extend beyond the rear wall of the main dwellinghouse. The proposed height of the extension would be approximately 3 metres at its highest point. This is considered acceptable as the scale of the existing dwelling would not be significantly increased and would be reflective of the single storey rear extension on the adjoining dwelling and it would be single storey which would not harmfully impact on the character and appearance of the locality.
- 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 To the Southern and eastern side of the application site are the properties are No.1 Brunswick Gardens and No.17 Bedhampton Road. Due to proximity, the main impact to assess would be in regard to these properties.
- 7.9 Regarding No.1 Brunswick Gardens it is proposed that the side extension would be approximately 15 metres away from the side wall of No.1 Brunswick Gardens, in addition, there are garages in between the proposed side extension and the dwellinghouse. With the proposed siting and distance between the No.1 and extension, it is considered an acceptable impact upon No.1 Brunswick Gardens would be acceptable.
- 7.10 Regarding No.17 Bedhampton Road, it is considered that the siting of the proposed extension would render it as screened by the existing main property with the proposed extension not being proposed to extend beyond the rear of the existing property, it would not lead to a loss of light, outlook or privacy.
- 7.11 Overall the proposed extension is considered to have a limited and acceptable impact on neighbouring residential properties.

### (iv) Ecology

- 8.1 The application site is within 50 metres of a notable and protected species, however, due to the small scale of the development it is not considered to impact on the off site plant species identified.

(V) Traffic issues

- 8.2 The application site, is located on a junction, connecting Brunswick Garden's to Bedhampton Road and close to the access to Bedhampton Social Hall. Following potential concerns raised with the proposed development by third parties a consultation has been undertaken with Hampshire Highways. Hampshire Highways commented "Following review of the proposals and the site context the Highway Authority is satisfied that the proposal would not result in any material or significant harm to highway safety in this location.
- 8.3 The Highway Authority is content that the proposed single storey extension would not restrict required visibility for either vehicles accessing or egressing the adjacent Community Centre access off of Brunswick Gardens, nor would require visibility be restricted for vehicles either turning to/from Bedhampton Road to/from Brunswick Close. Vehicles illegally parked on Brunswick Gardens would likely restrict visibility for these manoeuvres, however this is not the responsibility of the applicant, and this proposal would not exacerbate any existing issues.

**9 Conclusion**

- 9.1 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.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00893 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:

Drawing Number: BED-01A: AMENDED LOCATION / BLOCK PLAN AND EXISTING AND PROPOSED FLOOR PLANS

Drawing Number: BED-02A: AMENDED EXISTING / PROPOSED ELEVATIONS AND SECTION LOCATION PLAN

**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.