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Site Address: 20 Belmont Grove, Havant, PO9 3PU  
Proposal: Proposals include: Two storey side extension. Replacement single storey extension. Proposed drop kerb extension.  
Application Type: Full Planning Permission  
Application No: APP/23/00567 Expiry Date: 29/08/2023  
Applicant: Mr & Mrs Vosper  
Agent: Mr Bessant Case Officer: Bethany Crowther  
JB Architecture Design Ltd  
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a semi-detached property comprising red brickwork and tiling hanging with a pitched roof to the north of Belmont Grove. The site contains a detached garage to the rear of the rear garden. The surrounding area is residential in character and consists of properties of a similar design to the north of the street. To the south of the property on the opposite side of Belmont Grove is the side elevation of a convenience store.
- 1.2 The property is sited on a road junction with Belmont Grove and Norman Way.

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Proposals include: Two storey side extension. Replacement single storey extension. Proposed drop kerb 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)

Havant Borough Local Plan (Allocations) July 2014

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

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

### **Councillor D Guest**

No comments received.

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

No comments received.

### **Councillor Phillipa Gray**

No comments received.

### **Hampshire Highways**

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant is proposing to extend the existing vehicular access to the property along Norman Way to provide two additional parking spaces. The provision of these additional parking spaces would provide compliance with Havant Borough Council's Parking SPD for a 4-bedroom dwelling.

The full length of the dropped kerb should be submitted for consideration which should included the length of the proposed extension. The full length should be no greater than 10.0m to be undertaken via a S171/184 license, otherwise it is likely a minor S278 agreement will be required to undertake these works on the highway.

The applicant should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](https://www.hants.gov.uk/apply-for-a-vehicular-access). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

**Officer comment:** As the dropped kerb does not require planning permission, the above information has been added as an informative to the application with the consent from Hampshire County Council Highways.

## **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: 0

## **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 The proposed works is for a two storey side extension to the east elevation and a replacement single storey rear extension. The proposed dropped kerb extension does not require planning permission as part of this permission, as such consent must be granted from Hampshire Highways. The proposed side extensions would consist of both a single and two storey extension, with a rear single storey extension which would be flush with the two storey extension. The proposed works would be set back from the front elevation of the existing lobby by approximately 0.2 metres, would have a width of approximately 3 metres and have a length of approximately 9.4 metres. The single storey rear extension would then extend approximately 2.1 metres from the rear elevation of the two storey extension and have a width of approximately 5.8 metres. The new ground floor space would facilitate a study, bathroom and utility area and a kitchen. The first floor of the proposed extension would see the addition of a shower room and bedroom, taking the property to a 4 bedroom property.

7.4 On the front elevation, there would be one window on the ground and first floor. On the east elevation there would be two windows and a door on the ground floor. The rear elevation would contain a set of doors looking out into the rear garden and a window on the first floor. The proposed extensions would comprise red brickwork and tile hanging to match the existing property, with clay roof tiles to match existing. The proposed windows and doors would match existing. The materials that would be used on the proposed extensions are in keeping with the context of the host dwellinghouse and therefore acceptable.

7.5 The proposed side extension would hold a prominent position within the street scene due to its positioning at a road junction with Norman Way. The two storey side extension has been designed to have a stepped ridge height, lower than the host dwellinghouse, with the front elevation being set back approximately 0.2 metres from the front elevation. This has allowed the side extension to be subservient to the main dwellinghouse in line with the Councils design SPD and therefore is considered to be of appropriate design. For these reasons it is also considered that the proposed works would not have a negative impact on the overall character of the area.

- 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). 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 west of the property is no. 22 Belmont Grove. There would be an approximate 4 metre separation distance between the west elevation of the proposed rear extension at the application site and the east elevation of the rear extension at no.22. The proposed rear extension would extend to a roughly similar distance of the neighbouring extension. Due to the positioning of the two storey side extension on the east elevation, the impacts on the neighbouring property in terms of loss of light, outlook and privacy are considered to be minimal and acceptable.
- 7.8 To the east of the property is no.18 Belmont Grove, which is separated by Norman Way. The separation distance between the two properties is approximately 19 metres. There are no proposed windows to the first floor elevation of the two storey side extension. It is considered that the proposed works would not lead to a loss of light, privacy or outlook to this property.
- 7.9 To the rear of the property is no.1 Norman Way. The separation distance between the two properties is considered great enough to not lead to any harmful impacts in terms of loss of privacy, outlook or light.
- 7.10 The property fronts the highway, with the side elevation of a convenience store facing the application site. Due to the separation distance, it is considered that the proposed works would not lead to a loss of light, privacy or outlook to this building.
- 7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.12 The proposed extensions would see an additional bedroom, taking the property to a 4 bedroom property. The proposed works include the extension of the existing dropped kerb, to serve the existing garage and create an additional two on site parking spaces. A 4 bedroom property is required to provide a minimum of 3 car parking spaces as required in the Havant Borough Council Parking SPD. The additional 2 spaces along with the garage parking space would satisfy the requirements set out for the provision of 3 parking spaces.

## **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.
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## 9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00567 (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:

PL.696.23.01 A - SITE AND LOCATION PLAN  
PL.696.23.05 C - PROPOSED ELEVATIONS  
PL.696.23.04 C - PROPOSED FLOOR 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.