
Site Address:	20 Bedford Close, Havant, PO9 2TP		
Proposal:	Single storey rear extension.		
Application No:	APP/20/01122	Expiry Date:	18/01/2021
Applicant:	Mr Floyd		
Agent:	Mr Andrews	Case Officer:	Jane Burton
	SDA Planning Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Bedford Close is a two storey semi-detached dwelling. The property has had a rear dormer extension and single storey side and rear extensions. The property has a good sized rear garden and parking area to the front. The property is attached to no.19 Bedford Close to the east.

2 Planning History

06/64348/000 - Retention of a dormer window to the rear elevation (REFUSED - APPEAL DISMISSED) (Enforcement notice upheld but varied by adding to paragraph 5 'or the structure is to be so reduced in height and/or size as to fall in all respects within the permitted development provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

10/64348/001 - Pitched roof to existing single storey rear extension and canopy extension to rear. Enlarged access and block paved driveway WD - 14/04/2010

3 Proposal

The proposal is a full width rear extension to a depth of approximately 4m added to the existing rear extension which is approximately 2m in depth. The proposed extension would have a flat roof and would be to the height of the existing flat roofed rear extension (approximately 2.8m in height) and fully glazed to 2 sides.

The application form states that the wall material would be red brick to match the existing building, with a flat felt roof and grey aluminium bi-fold doors.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments were received

Councillor J Branson - St Faiths

No comments were received

Councillor T Pike - St Faith's

No comments were received

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: 3

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

- (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 property has had a number of previous extensions that have impacted on the rear elevation. The roof dormer is a dominant element and the roof forms of the current side extension and rear extension are not considered to be well reconciled. Extending further to the rear may have some benefit in that it would visually separate the side extension with its pitched roof from the flat roofed rear element which has a more contemporary glazed appearance.

It is acknowledged that, in combination with the existing extension the overall additions to the rear would be sizeable at approximately 6m in depth, - this compares with the depth of the original building of approximately 8m. In addition, the property has been extended to the side. However, sufficient amenity space would remain in this instance, and due to the position to the rear of the house, and single storey nature the proposal would not have a detrimental impact on the character of the street scene.

Overall, the appearance of the proposal is not considered to result in any significant adverse impact on the character of the area having regard to Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.4 No.19 Bedford Close is the attached property to the east and there is a boundary fence between the properties. Although not shown on the submitted block plan, photographs submitted by the applicant and aerial imagery shows that no.19 has a rear extension/conservatory which extends slightly beyond the rear of the existing extension at no.20. Latest Google earth imagery indicates (approximately) centrally positioned patio doors, and windows to either side of these on the rear extension at no.19. The proposed extension would be set in slightly compared to the side elevation of the existing extension at no.20.

The proposed extension would be higher than the fence line, and thus would have some impact on no.19. However the height would not exceed that of the current extension and the depth past the rear extension of no.19 would not be excessive at under 4m. As such it is not considered that unacceptable overbearing or loss of light impact would result.

No.21 Bedford Close is the adjacent property to the east and there is a boundary wall between the properties. There would be a gap of approximately 2.4m to the boundary with no.21, and given this and the single storey nature of the proposal it is not considered that unacceptable impacts would result.

- 7.5 Consequently, 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) in this respect. It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, and the neighbours. It is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01122 for the following reasons/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 and Proposed Block Plan, Proposed Floor Plans, Proposed Elevations, Proposed Ortho 1, Proposed Ortho 2 received on 23.11.20

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.