
Site Address:	4 Park Lane, Bedhampton, Havant, PO9 3HH		
Proposal:	Single storey rear extension and loft conversion including front dormer window.		
Application No:	APP/20/00206	Expiry Date:	30/04/2020
Applicant:	Mr M Shipp		
Agent:		Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the east side of Park Lane, Bedhampton. This property has a pitched roof, with two projecting windows to the front with gabled roofs. It is constructed of red brick and pebble dash to the elevations, with a tiled roof. No 4 Park Lane is set back slightly from the highway, with a hard standing to the front with parking space, bordered from the road by a low boundary wall.

The property is located close to the junction with Hulbert Road. The east side of Park Lane is mostly characterised by chalet bungalow style properties.

2 Planning History

None relevant

3 Proposal

Single storey rear extension and loft conversion including front dormer window.

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
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

Developer Services, Southern Water

Southern Water have requested an informative be added to this application.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a single storey rear extension as well as a loft conversion and front dormer. Although three dormers to the rear are also shown on the proposed elevational drawings these are to be constructed under permitted development and will not be considered as part of this application.

The singular dormer as proposed would be located centrally in the front roof slope of the property. This would be modest in size, with a pitched roof, complimenting the existing pitched roof design above the windows at single storey level. It would be constructed of vertical hanging tiles. This is deemed acceptable within the context of the area as many of the surrounding properties have incorporated small singular dormers to the front and rear roof slopes and this is therefore in keeping with the

character of the area.

The single storey extension would be sited to the rear of the property, following the demolition of the existing conservatory, so would not be visible from the highway. This would have a flat roof, with 2 raised lantern roof lights as well as bi-folding doors leading out into the rear garden. It would have dimensions of approximately 5.1 metres in depth, 3 metres in height and would have the same width as the existing property. Materials are proposed to match existing. Although the scale of the extension is reasonable, with a 5 metre depth, it is judged this can be accommodated within the plot size and at single storey would not appear dominant to the existing property. Many properties along Park Lane have developed towards the rear and this design is considered acceptable within the context of the area.

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

- 7.4 To the north of the application site is no 6 Park Lane. The existing window on the northern elevation is proposed to be enlarged slightly. There is approximately 2 metres gap between the application property and the boundary with no 6. No 6 is also set off from the boundary shared with no 4. The rear extension is not judged to have any significant impact upon no 6 as there is a set off retained and the extension would stand at single storey. Additionally there is an existing garage located on this boundary at no 4 which currently extends further back than the proposed extension would.

To the south of the application site is no 2 Park Lane. An additional window is proposed to this side elevation. There is a large garage structure at no 2 running parallel to the boundary shared with no 6. As there is already an outbuilding here the single storey rear extension as proposed is not deemed to have any impact upon this neighbour in terms of loss of amenity.

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

- 7.6 This property would be increasing from 2 to 3 bedrooms. This requires a minimum of 2 parking spaces which have been provided on the site location plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and 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/20/00206 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:

block plan received 05.03.2020
parking plan received 05.03.2020
proposed floor plan 1 of 3 received 05.03.2020
proposed plans plan 2 of 3 received 05.03.2020

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.