
Site Address:	Lake House, Bidbury Lane, Havant, PO9 3JG		
Proposal:	Single storey rear extension and creation of balcony at first floor level.		
Application No:	APP/18/00416	Expiry Date:	25/06/2018
Applicant:	Mr & Mrs Codling		
Agent:	Mr Mallen	Case Officer:	Emma Chisnall
	Thorns-Young Ltd.		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Lake House, Bidbury Lane is situated in the Old Bedhampton Conservation Area in Havant. The dwellinghouse is a detached two storey dwelling with a chalet style appearance from the front which is constructed of facing brickwork and concrete tiles and is positioned on land which is on a decline from north to south. The dwellinghouse is situated in a generously sized plot and has a substantial garden to the rear which is laid as lawn with a pond to the west and a curtilage boundary constructed of a mixture of 1.8m timber fencing and high level mature natural hedging and trees.
- 1.2 To the front the amenity space is adequate in size and fully hard-surfaced in order to accommodate multiple cars. The dwellinghouse is accessed via a private road off Bidbury Lane and is set further south in its plot than its immediate adjacent neighbours. To the east side of the Lake House a 1.5 storey high extension has been added to provide additional space to the dwellinghouse.

2 Planning History

02/55512/006 - Conservation Area Consent for demolition of wall within rear garden of house adjacent to pond within Old Bedhampton Conservation Area., PERM,08/01/2003

01/55512/005 - Replacement of existing attached garage with single storey extension to west of house., PERM,06/04/2001

98/55512/003 - New dormer and pitched roof to existing dormer, erection of car port, garage, loggia and erection of boundary wall and entrance gates., PERM,30/07/1998

98/55512/004 - Listed Building Application for refurbishment of bothy and erection of new wall and entrance gates to northern boundary., PERM,21/08/1998

96/55512/001 - First floor gable, porch extension & new pitched roof over existing flat roof to north elevation; pergola, terrace and 1st floor balcony to south elevation, & conversion of existing garage to pitched roof conservatory., PERM,01/07/1996

96/55512/002 - Conservation Area Consent for partial demolition of garage and roofs on north elevation., PERM,01/07/1996

90/55512/000 - Fell diseased Sycamore covered by TPO 496, ZHIS,22/11/1990

08/55512/007 - Tree work., UNK,

09/55512/008 - Fell 1No. Ash tree (T2) and reduce height of 1No. Eucalyptus tree (T3) by 3m within Old Bedhampton Conservation Area., RNO,22/12/2009

09/55512/009 - Crown reduce by 7m 1No. Lime tree (T22) subject to TPO 0496., NPW,11/01/2010

APP/15/00117 - Fell 1No. Eucalyptus within Conservation Area of Old Bedhampton.,

RNO,12/03/2015

APP/17/00180 - Listed Building Consent for repairs to boundary (front) wall.

(Approved 11.04.17). Request to Discharge Condition No. 2 (23.05.17).,

PERM,11/04/2017

3 Proposal

Single storey rear extension and creation of balcony at first floor level.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer . No objection

The rear single storey extension and balcony are of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

Due to the mature screening, location and distance of the proposals it is also considered that there would be no harm to the setting of the nearby listed buildings.

Therefore I have no objection subject to the following condition:
Materials to match

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: 1

Statutory advertisement: 11/05/2018

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) Impact upon the conservation area and 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) Impact upon the conservation area and character of the area

7.3 The works involve an extension at ground floor and a balcony at first floor to the rear of the dwellinghouse which would not be viewable from the public realm therefore protecting the existing appearance of The Lake House from Bidbury Lane. The works are modest in size and appear subservient to the dwellinghouse which would ensure that the development accords with the Boroughs Design Guide and has an acceptable relationship with the existing dwellinghouse and surrounding character of the area.

7.4 As the application site is situated within the Old Bedhampton Conservation Area the conservation officer has been consulted with in regards to the proposal. No objection has been raised and comments have been made that the proposed extension would be in keeping to the existing property and would not appear overly dominant. It has been asked that a condition be included with the decision for materials to match that of The Lake house which shall be included with the decision. It is noted that matching materials are proposed for the development.

7.5 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

7.6 The neighbours that have the potential to be impacted are The Old Rectory, Bidbury House and The Old Granary which are the surrounding neighbours. It is noted that no letters of objection have been received in regards to the proposal.

7.7 The proposed single storey extension is modest in size and shall project to the rear of The Lake House by approximately 2.5m. Although the works shall project to the rear they shall not project past an existing extension to the side which projects into the rear garden space. This shall ensure that the proposed development is sufficiently screened from the east. The proposed extension shall equally be set off the shared boundary to the west by approximately 17m which is considered a sufficient distance

to maintain an acceptable relationship with the neighbouring dwellings.

- 7.8 The balcony at first floor has the potential to cause over-looking into the neighbouring dwellings rear amenity space but it is noted that a wooden terrace is already utilised at first floor level to the east side of The Lake House and therefore this proposed terrace would form a type of replacement. The distance from the proposed balcony to the neighbouring dwelling to the west is 31.5m, to the dwellinghouse to the east is 10 m and to the dwellinghouse to the south is 30m . The Old Granary to the south is considered to be set sufficiently away from the proposed development for no direct over-looking to occur as a result. It is also noted that a line of mature trees and hedging create a high level of privacy between the dwellings which would reduce any potential impact further. The development is therefore considered to be acceptable.
- 7.9 The proposed terrace shall be set away from the shared boundary with Bidbury House to the east by approximately 5m and from the dwellinghouse by approximately 10m. The proposed works shall be screened from Bidbury House due to their position at the back of the Lake House. Although the proposed balcony shall be in closer proximity to the shared boundary with the neighbour to the east the development shall be screened in the majority by the 1.5 storey side extension at The Lake House and therefore no significant direct over-looking is considered to occur as a result. Therefore the development is considered to result in a limited and acceptable impact..
- 7.10 The Old Rectory is positioned behind the proposed works at The Lake House and therefore potential over-looking could occur into the private amenity space only and not the dwellinghouse itself. The works shall be set off the shared boundary by approximately 17m and due to the position of the Lake house the balcony would look over to an area of amenity space at The Old Rectory to the very south of the site. With no objection being raised and due to the wooden terrace already used as a balcony on The Lake House coupled with a distance of 17m the balcony, on balance, is not considered to cause a significant level of over-looking and would not warrant a refusal of planning permission.
- 7.11 Consequently, it is considered that the proposal is unlikely to 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). .

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00416 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:

Heritage Statement: Received 30.04.2018

Location Plan: Plan Reference Number TQRQM18106134056181

Block Plan: Plan Reference Number TQRQM18068131652532

Existing and Proposed Floor and Elevation Plan: Drawing No 2036.18 Rev A

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.