
Site Address:	14 Park Lane, Bedhampton, Havant, PO9 3HH		
Proposal:	Single storey side extension		
Application No:	APP/18/00546	Expiry Date:	09/08/2018
Applicant:	Mr Stallard		
Agent:	Mr Mallen	Case Officer:	Denise Sheath
	Thorns-Young Ltd.		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Semi detached bungalow, with a hung tile roof and cream render to the exterior of the bungalow. The front of the property is a block paved driveway with enough space for several vehicles to park off road.
- 1.2 The rear of the property is a block paved patio with a lawn grassed area. A 1.8 metre close boarded fence surrounds the boundary of the site.
- 1.3 When considering the appropriateness of the proposed extension it is noted that the extension will be subservient to the main dwelling and the materials to be used will be similar to those used on the original dwellinghouse.

2 Planning History

94/50642/003 - Rear Extension, PERM, 06/10/1994
APP/16/01158 - Erection of 1 No. 1 bedroom bungalow and detached single garage to rear of 14 Park Lane, Bedhampton., REFUSED 06/01/2017

3 Proposal

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

Havant Borough Local Plan (Allocations) July 2014

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

5 **Statutory and Non Statutory Consultations**

Building Control, Havant Borough Council

The structure would be considered exempt from Building Regulations providing that the existing external quality door between the utility and the hallway remains in place.

It would be advisable to ensure that the external timber wall is made fire resistant internally and externally (which has been discussed with the Applicant and the Agent).

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

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: 1

Comment	Officer Comment
The design and construction looks obtrusive and blocks my light.	See Section 7
There is a health and safety issue regarding fire due to the materials used.	This forms part of Building Regulations and is not a planning consideration.
I have additional concerns about the downpipe as there is no soak away	See Section 7
The roofing at present is perspex but it states glass on the planning form and there is no concrete tiles. It states the proposed walls, materials and furnishings is rendered to match existing property. This cannot be the case as wood boards (OSB3) has been used.	The current roofing materials are to provide protection from the weather whilst this application is being considered. It is possible for the elevations to be rendered.

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 proposed single storey extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Park Lane.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.5 Due to the location of the extension, it is considered that the proposal will have no impact on the occupiers of the properties to the east, south and west in terms of overlooking, overbearing or loss of light.

7.6 The proposed plan shows that there are to be no additional windows to the northern elevation and therefore the proposal will not result in any increased overlooking to the occupiers of the property to the north (16 Park Lane). This neighbouring property has a conservatory which is sited 1m from the shared boundary. The current northern elevation of the host dwelling is approximately 3.5m from the boundary line. Due to the orientation of the properties this does impact some of the light to the neighbouring conservatory. A 45 degree angle light test indicates that any additional impact on the conservatory in terms of loss of light would not be significant enough to justify the refusal of this application.

7.7 Concerns were raised regarding the materials to be used in the development, and flooding issues. The safety concerns regarding the materials to be used have been addressed by the Building Control Department as per Section 5 above. The applicant has confirmed that the drainage issues are to be addressed by the installation of a water butt to collect the rainwater by means of guttering.

7.8 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).

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/18/00546 subject to the following conditions:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form

Location Plan

Block Plan

Existing and Proposed Floor Plans and Elevation Drawing No. 2095.18 Rev A

Reason: - To ensure provision of a satisfactory development.