
Site Address: Rosemead, Edward Gardens, Havant, PO9 3JJ
Proposal: Remove existing conservatory; erect single storey rear extension.
Application No: APP/17/00177 Expiry Date: 17/04/2017
Applicant: Mr & Mrs Bement
Agent: Mr M Critchley Case Officer: Emma Chisnall
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Rosemead is a large detached dwellinghouse situated at the end of a cul de sac within the Old Bedhampton Conservation Area in Havant. The dwellinghouse is positioned on an incline from south to north is constructed of a mixture of brick and tile hanging with a clay tiled roof. The amenity space to the front is adequate in size and is constructed of part lawn and part hard-surfacing in order for the site to accommodate two parking spaces onsite including the integral garage on the east side.
- 1.2 The dwellinghouse is set off both side boundaries and to the rear the amenity space is generous in size and is surrounded by a 2m part wall part timber fence boundary. The space is used as garden with a narrow area of paving which stretches along the inner side of the curtilage boundary. A conservatory is in place to the rear of Rosemead and this is proposed to be demolished and re-built as a single storey rear extension.

2 Planning History

04/62621/000 - First floor extension above existing garage and rear conservatory.,
PERM,08/04/2004

3 Proposal

Remove existing conservatory; erect single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. As the extension is set to the rear the impact on the wider street scene and public view points is negligible. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

- 1) Material samples to be submitted.

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: 24/02/2017

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. The dwelling is situated in the Old Bedhampton conservation area and as such due regard must be paid to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- (ii) Impact upon the conservation area and character of the area

- 7.3 The development proposed to Rosemead is to be positioned along the rear elevation

and as such the works shall be hidden from the public realm and is therefore not considered to detract significant character from the streetscene of Edwards Gardens. The development is considered to reflect a typically sized domestic extension and is proposed to be flat roofed, single storey in height and set in from both side elevations creating a subservient appearance on Rosemead which accords with the guidance stipulated in the Borough Design Guide.

- 7.4 A conservation officer has been consulted with in regards to the proposal and comments were made stating that as the extension is set to the rear of the dwellinghouse the impact caused on the wider streetscene and public view is negligible and that the extension is in keeping to the existing property and would not appear overly dominant or out of character. A condition is to be included with any decision to have samples of materials submitted to the Local Planning Authority prior to construction commencing for approval, to ensure they are in keeping with the materials on Rosemead.
- 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 Policies CS16, CS11 and DM8 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 Rosemead is set in a lower position than the dwellings to the north. Due to this position and the adequate 2m screening in place it is considered that the dwellinghouse should be partially hidden from this northern position and should therefore not appear overly obtrusive or over-bearing. Although greater in width, the proposed extension does not have a greater depth than the existing conservatory and would also include a significant reduction in windows. The extension is considered to be set adequately off the shared boundary to the north and it is therefore felt that the development should improve privacy levels currently in place to the rear of Rosemead and will therefore not significantly impact the amenity levels of neighbouring dwellings.
- 7.7 A window is proposed along the eastern's side elevation of Rosemead which is to serve a kitchen and look onto the neighbouring garage's flank wall. Due to this and that the works will be set off the side elevation sufficiently enough to create an acceptable gap between the development and neighbouring dwellinghouse it is felt that amenity levels should be protected.
- 7.8 The proposed extension and neighbouring dwellinghouse to the west are both set off the shared boundary and are screened from each other by significant hedging which will exceed the height of the works in part. Although the extension is proposed to the east side of the neighbouring dwellinghouse it is considered that light levels should not be impacted due to the distance maintained between the development and dwellinghouse and that the screening in place is so significant it would obscure the majority of the works from being viewable. The development is single storey in height and is proposed to have a flat roof which as a combination should ensure that light levels are not significantly impacted and can therefore be considered acceptable.
- 7.9 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). 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 is considered to not look out of place nor create a negative impact on the character of the Old Bedhampton Conservation Area. The proposal would have limited and acceptable impact on the amenities of nearby residents and is therefore considered to accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00177 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Report: Received 20.02.17
Location and Block Plan: Drawing No 1681-101O
Proposed Coloured Elevation Plan: Drawing No 1681-502O
Proposed Elevation Plan: Drawing 1681-501B
Proposed Floor Plan: Drawing No 1681-402C

Reason: - To ensure provision of a satisfactory development.