
Site Address:	58A Bedhampton Road, Havant, PO9 3EY		
Proposal:	Single storey side extension.		
Application No:	APP/17/00124	Expiry Date:	03/04/2017
Applicant:	Mr Howe		
Agent:	Miss A Morandet	Case Officer:	Tina Pickup
	PWP Architects Ltd		
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to the rear half of the former Gospel Hall on the east side of Bedhampton Road. It now comprises a dwelling and its curtilage extends to the south - the land slopes up to the east slightly with the eastern half of the building stepped up a little higher. The surrounding area is quite high density mixed development - No 56 to the east is also a former substantial Victorian style dwelling now subdivided into two dwellings - a frontage and rear half; the Golden Lion PH is beyond to the east; a servicing garage to the west and the Volvo garage opposite. The grounds of Bidbury Junior school lie to the north.

Being the former Gospel Hall the site is both historically and architecturally interesting with distinctive brick work and the frontage of the building to the street scene (now 58B and not technically the application site) has a distinctive ornate corbeled and pillared facade. The curtilage of the application site is surprisingly spacious and includes a line of original outbuildings at the eastern side. Boundaries to No 56A comprise 1.8m close boarding fencing. As part of the original subdivision works a two storey rear extension was added which features a corner fully glazed opening on the north-eastern corner with high level windows above.

2 Planning History

APP/10/00413 - Change of use of former Gospel Hall to 1No 4 bed house and 1No 2 bed house and two storey rear extension Permission 03/11/2010 - *NB/ PD rights Withdrawn*

APP/16/00787 - Single storey side extension., WD, 18/10/2016

3 Proposal

Single storey side extension.

This is a revised submission following the withdrawal of APP/16/00787 - due to the inaccuracies of the original submission and concern over the height and design/fenestration proportions.

The current proposal has also been amended and now proposes a single storey side extension to the eastern elevation having a footprint of 4.5m x 6m with height to eaves of 2.6m. The roof is pitched with central lantern light having an overall height of 4.7m. The amended plans reduced the eaves line and ridge slightly and also show patio doors of a height and proportion to match the existing.

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)

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

5 Statutory and Non Statutory Consultations

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

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 extension is a side extension, set off the eastern elevation towards the rear of the site. As such the bulk and mass of the extension is set back some 14m and behind both a frontage 2m high wall and the subdividing fence and whilst would be visible above, would not be overly prominent in the street scene. The pitched roof and lantern light at its peak is arguably simplistically reflective of the front facade.

- 7.4 The detailed design is now sympathetic to the host structure with the top of the opening doors aligning with the existing and the height reduced as much as possible - such that the lantern light now only very slightly impinges on the upper floor windows, but because hipped away should not unduly affect.
- 7.5 On balance, the design and appearance of the proposal is deemed appropriate in context to the main building and street scene 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 siting of the proposed extension would be within 3m of the boundary with No 56A to the east. This dwelling does not appear to have a primary outlook towards the application site and the garden is currently underused/unkept. The presence of the proposed extension would be visible but as a single storey addition set against the bulk of the two storey building would be unlikely to significantly add to any overshadowing or overbearing effect. No windows are proposed in the east elevation so there would be no overlooking or affect on neighbouring privacy.
- 7.7 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 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/17/00124

(A) 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 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.

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

OS & Block Plan drawing No.1000 rev B

Proposed Ground Floor Plan drawing No.1002 rev B

Proposed First Floor Plan drawing No.1004 rev B

Proposed Elevation drawing No. 1006 rev C

Section A-A & B-B drawing No.1007 rev C

Proposed Perspectives drawing No.1008 rev C

Reason: - To ensure provision of a satisfactory development.