
Site Address: 43 Portsea View, Bedhampton, Havant, PO9 3FE
Proposal: Garage extension, first floor side extension, loft conversion with rear and front dormers.
Application Type: Full Planning Permission
Application No: APP/23/01061 Expiry Date: 18/03/2024
Applicant: Mr D Berry
Agent: Mr M Wilkes Case Officer: Ikrame Essalih
M2 Architecture
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 43 Portsea View is two-storey detached dwellinghouse with a detached garage located at the northwest end of Portsea View, Bedhampton. The house is constructed in rustic red bricks and elements of brown horizontal timber cladding to front and rear elevations, with a cross gabled brown roof. At the front main elevation, the property has a central projecting gable with a recessed entrance. At the rear elevation, a terrace with glazed balustrade, two protruding balconies with glazed balustrades and pitched gable roof ends supported by pillars. The rear part of the property comprises a levelled garden with grass area, planting, paving and a raised platform and timber outbuilding to the rear of the detached garage. The main building and garage are separated by an open corridor leading from the front of the property to the rear garden.
- 1.2 The rear boundary treatment consists of a wooden fence of approximately 1.85 metres to the east side, a low wooden bar round top picket fence to the south and southwest.
- 1.3 The surrounding area is mainly residential in character with properties of similar design, type, materials and setting. It is noted that similar side extensions over the detached garage are existing within the streetscene.

2 Planning History

None.

3 Proposal

The proposal consists of the construction of first floor side extension, loft conversion with rear and front dormers and a ground floor extension to the existing side garage. The ground floor and first floor side extensions would be stacked in built forming a two-storey side extension with a pitched cross gabled roof.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

No comments received.

Southern Gas Network

Conclusion: **NO OBJECTION**

Hampshire Biodiversity Information Centre:

Within 50m - Notable and protected species - Dwarf Spurge

Within 50m - SINC - Fields off Havant Road

Within 50m - Wader and Brent Goose Strategy - H03 Candidate Site

Officer Comment: these designations relate to the Fields off Havant Road adjacent to Portsea View residential development, this area is not considered to be impacted by the proposed domestic scale development.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection for the following reasons: 1. Loss of privacy due to direct overlooking from new windows onto neighbouring properties and their rear gardens 2. Devaluation of neighbouring properties due to being overlooked by the new extension	1. These comments have been addressed in planning consideration section 7 2. This is not a material consideration in planning

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 development consists of multiple works including the construction of a two-storey side extension to the west side of the main dwellinghouse which comprises an extension to the existing garage at ground floor level and a first-floor side extension, and a loft conversion with rear and front dormers resulting in accommodation at roof space level.

7.4 The side extension at ground floor level would be built on the existing paved area currently designated for car parking spaces and would comprise a double garage, of approximately 5.35 metres depth and approximately 4.887 metres width, and a utility room of approximately 1.64 metres width and 5.73 metres depth, covering the existing corridor leading to the rear garden and connecting the main dwellinghouse and the side extension and garage. At first floor level, the side extension would comprise an ensuite and a toilet above the utility room, and a large upper living room of approximately 8.89 metres depth. The first-floor side extension would be protruding by a total of 7.18 metres from the west side main elevation. The extension's roof would be a cross gabled brown tiles roof with a rear rooflight, matching the style and materials existing at the main dwellinghouse while the extension's walls would be constructed in facing brick and brown timber cladding elements matching the existing.

7.5 Although it is noted that the proposed side extension is of a large size, considering the setback position from the front building line, the lowered roof ridge height, similar developments in the area as well as being partially screened by the main dwellinghouse with its location at the end of Portsea View, it is deemed that the proposed development would be acceptable, vis-à-vis the existing residential setting, and would have limited and benign impact on the streetscene and the character of the

area.

- 7.6 It is noted that the rear of the side extension would have a large Juliet balcony with significant amount of glazing. Balancing this proposed design with similar developments of rear elevations of neighbouring properties and considering that the main view from that perspective would be on an open field and the Farlington Marshes Nature Reserve with the closest residential property being at 55 metres, it is deemed that the proposed works would not result in a detrimental impact to the character of the area and surroundings.
- 7.7 In regard to the loft conversion works, the proposed development would result in the creation of a sitting area, a dressing, a bedroom and ensuite and a boiler room at roof space level. The sitting area would be served by a rear gabled dormer and the bedroom and ensuite would be served by one gabled dormer each. The proposed dormers would be constructed in timber cladding matching the existing, with windows at front and Juliet balcony doors at the rear of similar design and framing to the current ones at the property. These works are considered acceptable in design and amount and would be in keeping with the main dwellinghouse.
- 7.8 Considering the existing property location and built as well as the neighbouring area, it is deemed that the proposed works are acceptable and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.9 The proposed side extension would be mainly located at the west side of the application site with the closest neighbouring property to the proposed development being at No.45 Portsea View.
- 7.10 To the west side, it is noted that the proposed side extension would have no side windows facing this property, while No.45 has an existing small obscure glaze window at first floor level on the side elevation facing the application site. Furthermore, the proposed dormers would not be facing this property and would be mainly screened by the proposed side extension. Therefore, it is considered that the proposal would not result in overlooking or loss of privacy to this neighbouring residence.
- 7.11 Although the proximity of the proposed two-storey side extension to the neighbouring property at No.45, by dint of the staggered building line at front and rear and the existing dwellinghouses setting within the established residential development with main windows at front and rear facing open spaces, it is considered that the proposed building would not appear overbearing or result in harmful loss of light or views to the neighbouring properties.
- 7.12 To the east side, the adjacent property at No.41 comprises an external garage and main residence buildings similar in setting to the property subject of this planning application. It is noted that the proposed side extension would be located at approximately 13 metres from the boundary line, would not have any side windows facing this adjacent property and would be mainly screened by the main building. Additionally, it is considered that the proposed rear Juliet balconies at the roof level and side extension rear elevation would not create views other than the ones already established by the existing rear windows and balconies. Therefore, it is considered that the proposed development would result in a limited and acceptable impact to this

neighbouring property.

- 7.13 To the rear of the application site, facing south, the closest neighbouring property is located at approximately 55 metres from the proposed development. Therefore, it is considered that the proposed works would not result in an adverse impact on the existing residential amenities.
- 7.14 To the front side, it is considered that the residential properties are located at sufficient distance to avoid any detrimental impact resulting from the proposal.
- 7.15 Considering all the above, it is deemed that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, views, daylight or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011).

(iv) Parking matters

- 7.16 The proposal would result in the extension of the existing double garage to the front constructing over half of the existing paved parking area currently accommodating for approximately four car parking spaces. The proposed development would result in an additional bedroom making a total of 5 bedrooms at the property. Therefore, considering the minimum requirement of three car parking spaces on site, it is deemed that the current and proposed provision of car parking spaces would be concurring with Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

(v) CIL

- 7.17 The proposed works would result in a net gain of residential floor space of approximately 140.69 sqm which is therefore CIL liable. The exact amount is generating a contribution of £19,143.89. It has been confirmed that self-build residential exemption is being claimed.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01061, 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:

2213/204 REV A 04/01/2024	PROPOSED SECOND FLOOR PLAN - Uploaded
2313/200 REV B Uploaded 04/01/2024	PROPOSED FRONT & REAR ELEVATIONS -
2313/201 REV B 04/01/2024	PROPOSED SIDE ELEVATIONS - Uploaded
2313/202 REV C 04/01/2024	PROPOSED GROUND FLOOR PLAN - Uploaded
2313/203 REV B 04/01/2024	PROPOSED FIRST FLOOR PLAN - Uploaded
2313/207	SITE PLAN AND BLOCK PLAN - Uploaded 04/01/2024

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.