

DELEGATED OFFICER REPORT

Site Address: 57 Park Lane, Bedhampton, Havant, PO9 3HQ
 Proposal: Refurbishment and extension to bungalow including a front extension, replacement rear extension, new pitched roof to replace mansard, removal of detached garage and replacement with new link attached extension
 Application Type: Full Planning Permission
 Application No: APP/23/00913 Expiry Date: 24/01/2024
 Applicant: Mr Robson
 Agent: Mr Moser Case Officer: Tina Pickup
 Design Team Studios
 Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

57 Park Lane, Bedhampton, Havant, is a single storey flat roof detached dwelling, located to the west of Park Lane. The property comprises of brickwork with the top being tile hung with a flat roof. Vehicular access is from Park Lane with parking to the front and side. There is an old flat roofed pre-fab garage sited behind the rear elevation of the property.

The site is relatively flat with a mix of boundary treatments - to the front is a low hedge, to the south is a low open wire fence, to the north and rear is old close boarded fencing. There are several mature/ornamental trees to the front of the property, including a significant oak tree close to the highway. During the course of determining this application, this oak tree was identified as having public amenity value and hence HCC Arboricultural Service served a provisional TPO on the oak tree.

The property is located within a residential area but close to Barncroft Primary School with adjacent properties on this western side of the road predominantly bungalows or chalet bungalows, with two storey dwellings opposite, on the east side of the road. It is noted that number 59 to the north is currently undergoing some renovations and is set off the shared boundary by about 1m. Number 55 to the south is a small bungalow remaining in its original form, and is also set off the boundary by at least a metre.

2 Planning History

No relevant planning history.

3 Proposal

As originally submitted the application proposed Refurbishment and extension to bungalow including a front extension, replacement rear extension, new pitched roof to replace mansard, removal of detached garage and replacement with new link attached garage.

During the process of determining this application amended plans have been received off-setting the link addition away from the shared boundary with No.59 Park Lane. The proposal as amended includes a front, forward, full width extension of about 4.6m,

together with the demolition of the existing garage and a single storey side extension that would be similar to a linked side garage, but used as a study & workshop. The existing rear extension would also be replaced with an extension 2m deeper, and a pitched roof with front hip, and rear gable end, would be added across the main dwelling. No first floor accommodation is proposed.

As a result of the amendments, the application to be determined now proposes *Refurbishment and extension to bungalow including a front extension, replacement rear extension, new pitched roof to replace mansard, removal of detached garage and replacement with new link attached 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboricultural Officer - Final comments

Following a site inspection, I would suggest that based on the condition of the tree and its location that we do not confirm the TPO placed on it previously by HCC.

In short, the Oak has historically been significantly over pruned negatively affecting its form whilst potentially allowing a gateway for pathogenic fungal attack; In addition to this there are several basal hollows in the main stem which may lead to instability in what is considered to be a higher concern target area.

My thoughts are that it would be better to remove the tree and plant two nice specimens of the owner's choice to be agreed in writing with the LPA should permission for the project be given.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Original Plans Concern with lack of light on the windows down the flank of my property The garage is proposed to be built right up against my boundary, will affect the amount of light on the windows especially during winter months	 Noted - amended plans have been provided offsetting the link addition away from the boundary
Revised Plans 1 Height of garage still high and would obstruct light and view to 3 of my windows Very close to the wall with gutter The void between will not allow enough room form maintenance or repairs Existing extensions along the road do not appear as close to the boundary Would not jeopardise their own light of views at 57 Park Lane	 Noted - amended plans have been provided offsetting the link addition away from the boundary
Revised Plans 2 Improvement from previous however still have concerns with loss of natural light Bay window added causing further loss of light Why study and workshop not attached instead of linked Height of boundary states 2.1 metres however in reality it is 1.7-1.9 metres	 See Section 7

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
- (iv) Impact on ecology
- (v) Tree matters
- (vi) Parking matters

(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 works would have brickwork to match the existing property with a new pitched roof. These materials are considered to be appropriate within the context of the main dwellinghouse and the character of the area.

7.4 Whilst the proposed works would result in the property extending closer to the road, due to the staggered building line along Park Lane it is not considered to appear out of keeping with the character of the area. The change from a flat roof to a pitched roof is considered to be a better reflection of the street and is encouraged. The height of the property would be increased by approximately 0.9 metres, this would be similar to other properties within the street scene thus not considered to appear out of keeping with the area. The new link side extension would reduce the separation distance from No.59. However, as the proposed side extension would be offset from the shared boundary by approximately 1 metre and No.59's side wall is set off from the shared boundary by approximately 1.5 metres it not considered to be greatly different from other relationships within the street scene. The proposed rear extension would not be visible from the street scene thus not considered to have an adverse impact on the character of the area.

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 To the front, whilst the property would extend closer to the highway it is not considered to have an adverse impact on the properties opposite.

7.7 On the north side facing No.59 Park Lane the proposed link extension would come within 1 metre of the shared boundary. Due to its modest length and height of approximately 3 metres and being partly screened by the existing c1.8 metre high fencing it is not considered to have an adverse impact on the outlook or loss of light to the side windows of No.59 such as would warrant a refusal.

- 7.8 On the south side facing No.55 Park Lane the property would not come any closer to the shared boundary. Therefore, taking this into consideration and the sufficient separation distance between the properties it is not considered to have an adverse impact on this side.
- 7.9 To the rear the proposed rear extension would extend out further than the existing property. Due to its modest depth and separation distance from all surrounding properties it is not considered to have an adverse impact on the residential amenity of the area.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(iv) Impact on ecology

- 7.11 The application site is located within 50 metres of a notable and protected species. Due to the scale of the proposed works and distance from the species it is not considered to have an adverse impact upon ecological interests.
- 7.12 On site, the Council's Ecologist requested 'high quality' photographs of the existing property showing roof materials, soffit/fascia and inside any roof voids to see if any bats are prevalent on site. The applicant's agent provided this information, as a result of which the Council's Ecologist raised no concerns. An informative regarding the protection of bats during the construction works has been recommended to this decision.

(v) Tree matters

- 7.13 Due to the amenity value of the oak tree at the front of the site, which would be affected by the proximity of the proposed front extension, the HCC Arboricultural Service placed a provisional TPO on the tree as a desk based exercise to ensure full consideration could be given to this tree as a constraint to development. An Arboricultural report was therefore submitted, noting some potential health concerns of the tree.
- 7.14 The Council's Arboricultural Officer has since been to site and examined the tree, and concurs that the tree has been over pruned in the past, has some hollows which could make it unstable, and is potentially subject to fungus. He does not recommend confirming the provisional TPO which should be allowed to lapse. As such the tree is not considered a constraint to development after all, but its loss would be detrimental to the amenity of the street scene and as such recommends the planting of two replacement trees, which can be conditioned. The applicant attended the site visit and is aware of this requirement.

(vi) Parking matters

- 7.15 The proposal would result in the increase in bedrooms from 2 to 3 therefore 2 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD. It is also worth noting the existing detached garage would be removed. Based on a site visit there would be sufficient car parking space available to meet the Parking Standards therefore complying with Policy DM13 of the Havant Borough Core Strategy (2011).

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. With the benefit of a detailed site visit, the oak tree at the front is not considered healthy enough to be a constraint to development. On this basis the development is recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00913 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:

Location Plan
Proposed Ground Floor Plan - 631.P101_D
Proposed Roof Plan - 631.P102_D
Proposed Elevations 1 of 2 - 631.P103_C
Proposed Elevations 2 of 2 - 631.P104_C

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 4 Within 3 months of the felling of the existing oak tree at the front of the site, details and specification of two replacement trees for planting on an adjacent part of the site, shall be submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement tree planting, together with their position. The agreed trees shall then be planted within the first planting season following the date the details are agreed by the Local Planning Authority. If either tree planted in accordance with this condition is removed, uprooted, destroyed, dies or becomes severely damaged or becomes seriously diseased within 5 years of planting, it/they shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To conserve and safeguard the visual amenities of the locality, having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

