

DELEGATED OFFICER REPORT

Site Address: 15 Belmont Grove, Havant, PO9 3PT
Proposal: Proposed single storey side extension and front bay window, complete new lean to pitched roof and change in external materials.
Application Type: Full Planning Permission
Application No: APP/24/00834 Expiry Date: 06/12/2024
Applicant: Mr & Mrs Hooper
Agent: Mr Page Case Officer: Robert Riley
 GRP Architectural Design
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey detached dwellinghouse located in Bedhampton. The property features a garden to the rear and a paved driveway to the front. The property's materials feature primarily brown brickwork for the external walls with a roof constructed of brown concrete tiles. The application site is in an urban and residential area, with nearby dwellings generally being of similar sizes with some variety of external materials.

2 Planning History

APP/24/00670 - Certificate of lawfulness application for proposed single storey rear extension., PERM,07/10/2024

3 Proposal

- 3.1 Proposed single storey side extension and front bay window, complete new lean to pitched roof and change in external materials. The application also proposes 3No rooflights at approximately 15cm which represents permitted development.

Officer comment:

- 3.2 The proposed plans show a rear single storey extension as part of the plans. This was under construction as of the site visit and was permitted under application APP/24/00670 and is not for consideration as part of this report.

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)

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 Liz Fairhurst - Bedhampton

No comments received

Councillor Michael Lind

No comments received

Councillor Phillipa Gray

No comments received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking

(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 works would be readily visible on the streetscene.
- 7.4 The front bay window, complete new lean to pitched roof and 3no rooflights aspects of the works are considered acceptable with regards to the character of the dwelling and visual amenities.
- 7.5 The side extension would infill the existing side of the dwelling to the front and would feature an approximate 4.9 metres depth, an approximate 2.5 metres width and an approximate eaves height of 2.6 metres and an approximate maximum height of 3.2 metres. In consideration of its proposed modest width and height, it is considered to be a subservient addition to the dwelling, furthermore, due to a reduced separation distance of side walls to No.17 it has been considered important to assess a terracing impact. In light of this, though it is noted there would only be an approximate metre separation distance, in light of that the extension would be single storey and of a modest height, it is not considered to unacceptably increase a terracing impact.

Materials

- 7.6 The extension would feature white render for the external walls and a significant amount of the front elevation would be rendered in white, in consideration of the moderate mix of materials on the streetscene, and that the works would face a white rendered church, this is considered acceptable. The roof materials of the extension has been confirmed by the agent in an email uploaded 28/11/24 " *the flat roof will be single ply membrane and the pitched roof elements will have concrete tiles to match existing*". This is also considered acceptable.
- 7.7 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

- 7.8 The proposed front bay window due to its limited protrusion and that its fenestration would face the public realm, 3No rooflights, complete new lean to pitched roof and change in external materials are considered acceptable regarding neighbourly impacts.
- 7.9 The proposed side extension would face No.17's side wall which features no fenestration, and in light of this is considered acceptable regarding overshadowing and overbearing concerns, the side elevation of the side extension would feature no fenestration to the side, to the front, the fenestration would face boundary treatment which is considered acceptable.
- 7.10 Due to the scale, nature and location of the works, properties to the front and rear are considered to be acceptably impacted, No.13 is considered to be acceptably impacted as the bay window would feature little projection beyond the front elevation, and the side extension would be shielded by the existing dwelling.
- 7.11 Consequently, it is considered that the proposal would 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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.13 Officers note that there would be a reduction in potential parking space from the works, however, it is considered that there is ample space to fit 3 cars on the application site's driveway. In light of this, this proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

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/24/00834

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:

Drawing Number: 24259 EX100: EXISTING GROUND FLOOR PLAN:
Uploaded 23/10/14

Drawing Number: 24259 EX101: EXISTING FIRST FLOOR PLAN: Uploaded
23/10/14

Drawing Number: 24259 EX102: EXISTING ELEVATIONS: Uploaded
23/10/14

Drawing Number: 24259 PL310: PROPOSED GROUND FLOOR PLAN:
Uploaded 23/10/14

Drawing Number: 24259 PL312: LOCATION AND BLOCK PLAN: Uploaded
23/10/14

Drawing Number: 24259 PL311 Rev B :AMENDED PROPOSED
ELEVATIONS: Uploaded 28/11/24

Email named "*CONFIRMATION OF ROOF MATERIALS FOR EXTENSION*":
Uploaded 28/11/24

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.