

DELEGATED OFFICER REPORT

Site Address: 66 Hillmead Gardens, Havant, PO9 3NN
Proposal: Single storey side extension with demolition/removal of the remaining carport canopy.
Application Type: Full Planning Permission
Application No: APP/24/00779 Expiry Date: 11/12/2024
Applicant: Mrs Beverly Wade
Agent: Case Officer: Jennie Fox
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

61 Site Description

- 1.1 The application site is situated to the west of the junction of Scratchface Lane and Hillmead Gardens and comprises a semi-detached two-storey dwelling with an existing lean-to carport to the side, a lean to conservatory to the rear, and a flat roofed outbuilding housing a studio and store in the rear garden. The property is finished in brick and render with white upvc fenestration under a concrete tile roof and is accessed via a driveway from Hillmead Gardens.
- 1.2 The surrounding area is residential. Whilst the west of Scratchface Lane is largely comprised of detached bungalows, Hillmead Gardens contains a series of semi-detached properties of which the application site is typical. A number of the surrounding properties have previously been modestly extended to the side and front. The application site is immediately to the south of Havant Bridleway 524 and has access to the bridleway via a small side gate.
- 1.3 The application site is not within any designated areas.

2 Planning History

APP/10/00497 - Outline application for the erection of 92No. open market and affordable dwellings comprising 4No. 1 bed flats; 5No. 2 bed flats; 26No. 2 bed houses; 48No. 3 bed houses; 9No. 4 bed houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2No. dwellings; and new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road. , REF,22/06/2011

APP/13/00102 - Variation of Condition No. 21 of Planning Permission APP/12/00612 to permit phased construction of estate roads., WD,18/04/2013

APP/13/00821 - Discharge of Condition No/s 15 and 27 and partial discharge of Condition No/s 23 and 39 of Planning Permission APP/13/00103, ,25/10/2013

APP/14/00104 - Discharge of Condition No24 (part) and Condition No23 (remainder) relating to Planning APP/13/00103., PERM,25/03/2014

APP/14/00134 - Display of 3No. freestanding stack advertisements (2 arranged in 'V' formation) and 2No. flags, located at Brooklands Road and Portsdown Hill Road.,

PERM,04/04/2014

APP/13/00103 - Variation of Condition 47 of Planning Permission APP/12/00612 to allow for a revised layout for the approved scheme, including change to house types comprising 2No. 1 bed flats, 7No. 2 bed flats, 27No. 2 bed houses, 48No. 3 bed houses, 8No. 4 bed houses; and garage/parking amendments (Approved 15/07/13). Request to Discharge Condition No. 29 (21.06.16), PERM,15/07/2013

APP/14/00953 - Discharge of Condition No/s 4, 11 and 32 of Planning Permission APP/13/00103., PERM,10/10/2014

APP/15/00130 - Discharge of Conditions 23, 24 and 25 of Planning Permission APP/13/00103., PERM,20/02/2015

APP/15/01184 - Request to Discharge of Condition No/s 26 and 39 of Planning Permission APP/13/00103., PERM,07/12/2015

3 Proposal

Single storey side extension with demolition/removal of the remaining carport canopy.

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

CS1	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)
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Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team
None received.

Councillor Liz Fairhurst - Bedhampton
None received.

Councillor Michael Lind
None received.

Councillor Phillipa Gray

None received.

Countryside Access Team**Consultation response: No Objection subject to conditions**

Thank you for re-consulting Hampshire Countryside Service (the Service) as Highway Authority in respect of Public Rights of Way (PROW) and Commons Registration Authority. We also manage Country Parks and Countryside Sites throughout Hampshire. Please accept this as our response to the above application, taking into account the material considerations relating to PROW, Commons and impacts to Hampshire County Council (HCC) Country Parks and Countryside Sites.

Site Context:

- Havant Bridleway 524 (BW524) runs west from the corner of Scratchface Lane and Hillmead Gardens past the site's north boundary, becoming Havant Bridleway 28 and continuing west across the A3M.
- The site is not located in a material proximity to any HCC Countryside Site. A copy of the Definitive Map of Rights of Way and Definitive Statement and Countryside Sites can be found at <https://maps.hants.gov.uk/rightsofwaydefinitivemap/> and <https://www.hants.gov.uk/landplanningandenvironment/rightsofway/definitivemap>

Commentary:

During the proposed works, public access to the bridleway must not be obstructed at any time, for example by vehicles or scaffolding. Subject to the following condition the Service raises no objection to this application.

Condition:

1. No vehicles, machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works shall be left on or near to Havant Bridleway 524 at any time, as to cause obstruction, hindrance or a hazard to its lawful public users, including cyclists and equestrians. The public retain the right to safe and convenient use of the Public Right of Way at all times.

Officer Comment: *It is considered that these requirements are more appropriately added as an informative and any incursion onto the Bridleway would be controlled by HCC Countryside Service.*

Open Space Society

None 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: 10

Number of site notices: 1

Statutory advertisement: 25/10/2024

Number of representations received: 0

Comment	Officer Comment
None received.	

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) Parking
- (v) Biodiversity Net Gain (BNG)

(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 proposals comprise the removal of an existing carport, to be replaced with a new carport and single storey side extension to the north boundary as well as internal alterations to provide a larger kitchen and ground floor shower room. The additions stop slightly short of the boundary line such that they do not encroach on the public footpath. The design includes a small indentation in the approximate location of the side gate in order to retain this access point.

7.4 The proposed side extension would be 2.8m in width and 5.5m long. It would have a small pitched roof to the front, facing Hillmead Gardens and matching the style and appearance of the host dwelling, transitioning to a flat roof matching the existing studio outbuilding. The height to the ridge of the proposed pitched roof would be approximately 3.8m and the height to the flat roof finish would be 2.8m. The materials would match the host dwelling and are therefore deemed to be acceptable.

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

7.4 To the south of the application site is No.65, which is the other half of the semi-detached pair. The proposed extension would be situated approximately 4.5m from the shared boundary with No. 65. As the proposed works are located to the north

side of the host dwelling, and will be largely screened from view by the existing conservatory and house, the impact on No.65 is deemed to be extremely limited.

- 7.5 There are no other properties immediately adjacent to the application site likely to be affected by the proposals.
- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.7 The proposals would remove a small amount of existing driveway area, however sufficient driveway parking for at least two cars is retained. The size and amount of spaces shown meets the requirements for a three bedroom property as specified in the Havant Borough Council Parking SPD (2016).

(v) Biodiversity Net Gain (BNG)

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

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/24/00779

(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 development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION PLAN
BLOCK PLAN
EXISTING GROUND AND 1ST FLOOR PLAN/ELEVATIONS
EXISTING AND PROPOSED ROOF PLAN WITH PHOTOGRAPHS

PROPOSED GROUND FLOOR PLAN AND ELEVATIONS
CARPORT SECTION AND SECTIONS W2 AND S1

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.