
Site Address: 32 Lower Road, Havant, PO9 3LJ
Proposal: Retrospective Planning Permission for the Erection of a Single Storey Side Extension.
Application Type: Full Planning Permission
Application No: APP/24/00124 Expiry Date: 16/04/2024
Applicant: Mr White
Agent: Ms Sarah Roberts Case Officer: Ikrame Essalih
 Critchley Architecture And
 Design (CAAD) Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 32 Lower Road, Havant is a two-storey semi-detached dwellinghouse constructed in red facing bricks, white render at first floor level and elements of horizontal grey cladding under a brown tiled gable roof. The property benefits from a large sloped front garden accommodating a reasonably sized paved driveway and a retained grass area with small trees and defined by low brick walls.
- 1.2 The immediate streetscene is characterised by a lower road accessed via sloped driveways from the residents' houses, and different size and treatment of gaps between properties. The surrounding area is mainly residential with properties of similar design and heights and other differing. To the southern side of Lower Road is part of the Old Bedhampton Conservation Area.

2 Planning History

APP/12/00486 - Single storey front and side extension., REF,03/07/2012

3 Proposal

This planning application is for the retention of a single storey side extension constructed in grey cladding. The extension is currently used as a study. It is noted that the proposal is subject of a retrospective application.

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)

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.

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: 0

Comment	Officer Comment
No comments received.	N/A

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/ setting of the Conservation 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 erected building is a flat roof side extension constructed in horizontal grey Anthracite Fibre Cement cladding and served by a front window with white uPVC frames. The extension is positioned to northeast side of the main house with a depth of approximately 6.33 metres, a width of approximately 2.33 metres and a height of approximately 2.565 metres. It is noted that the side extension is located behind the main front building line defined by the porch. Consequently, it is considered that the constructed extension's design and scale are modest and of a subservient appearance concurring with Havant Borough Council Design Guide SPD, while the construction materials and textures are considered to be in keeping with the context of the main dwellinghouse. Additionally, the setback position of the side extension reduces its impact on the streetscene, albeit mainly visible from some vantage points within the public realm.
- 7.4 It is also noted that the side extension would allow for bins etc being taken through a side external corridor leading to the back garden.
- 7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. Whilst the site in question does not lie within the Old Bedhampton Conservation Area, it is within the Conservation Area's setting.
- 7.6 Paragraph 201 of the NPPF requires that LPAs '*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)*',
- 7.7 The Old Bedhampton Conservation Area is significant because it comprises a number of listed buildings, including The Old Rectory, The Manor and Bidbury House and the closest area is Old Manor Farm. The buildings in this area, now converted to residential use and retain the farm yard layout.
- 7.8 Although the site is in close proximity to the Conservation Area, the proposed modest extension would not be directly read within the context of the Conservation Area. Furthermore, there are other examples of flat roof single storey extensions within the setting of the Conservation Area. As such, it is considered that there would be no harm to the setting of the Conservation Area, nor its significance in this instance.
- 7.9 The proposal would meet the requirements of Policy CS11 and CS16 of the HBLP (Core strategy) and the NPPF.

- 7.10 Considering all the above, the design, the mass and appearance of the side extension is deemed appropriate, in context to the main dwellinghouse with a limited and acceptable impact on the character of the streetscene / the setting of the Conservation Area and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy 2011). 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

- 7.11 The side extension is constructed to the northeast side of the application site. The neighbouring property at No.30 Lower Road is the closest to the erected building which is set back by approximately 980 mm from the shared boundary line and approximately 2 metres from the closest neighbours' side elevation to the erected extension. Considering that the extension is a single storey structure with a height of approximately 2.565 metres and no side windows, it is considered that the building would not be overbearing or results in a loss of privacy or harmful overshadowing and overlooking to this neighbouring property.
- 7.12 To the southwest side, it is noted that the erected side extension is mainly screened by the existing porch and located at a sufficient distance to avoid any harmful impact to the adjacent property at No.34 Lower Road.
- 7.13 It is considered that the neighbouring properties at the rear (north side) and facing the property from the south side are located at a sufficient distance to avoid any harmful impact resulting from the side extension.
- 7.14 Considering all the above, it is considered that the side extension does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and has a limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The constructed single storey side extension is considered appropriate in terms of design, scale and position and has a limited and acceptable impact on the character of the area, the setting of the Conservation Area and the neighbouring amenities and is therefore recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00124, subject to the following conditions:

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

P24026 101 A	Block and Location Plan
P24026 102	Site Plan
P24026 103	Site Plan as Built
P24026 401	As built Floor Plans
Photograph as built 1- uploaded 15 February 2024	
Photograph as built 2- uploaded 15 February 2024	
Photograph as built 3- uploaded 15 February 2024	

Reason: To ensure provision of a satisfactory development.