
Site Address:	62 South Downs Rise, Bedhampton, Havant, PO9 3FA		
Proposal:	First floor extension over existing single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00319	Expiry Date:	27/06/2024
Applicant:	Mr and Mrs Wallis		
Agent:	Mrs Fox	Case Officer:	Joseph Toole
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

62 South Downs Rise, Bedhampton, Havant, is a two storey semi detached property located to the north side of South Downs Rise. The property comprises of brickwork and plain concrete roof tiles. Vehicular access is from South Downs Rise with parking to the front.

The property is located within a residential area with surrounding properties have a mixture of styles and designs.

2 Planning History

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

The proposal is for a first floor extension over existing single storey rear extension to be used as a bedroom. It would have a width of approximately 4.8 metres, a depth of approximately 3 metres from the rear wall with a pitched hipped roof having a maximum height from ground level of approximately 6.9 metres.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Former Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Phillipa Gray

No Comment.

Countryside Access Team

No Comment.

Open Space Society

No Comment.

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: 14

Number of site notices: 1

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) 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 rear extension would have brickwork and plain concrete roof tiles to match the existing property. This would be inkeeping with the context of the main dwellinghouse and the character of the area.

- 7.4 The proposed first floor rear extension would not be directly visible from the street scene, however there would be some minor views from the shared car parking to the west of the site. Due to the size and placement of the proposed extension, it is considered to appear subservient to the host dwelling, not increasing its existing footprint. Overall, it is considered to have a limited impact upon 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 On the east side facing No.60 South Downs Rise the proposed first floor rear extension would extend out along the shared boundary. The proposed extension is considered to partly cause a loss of light into the existing conservatory at No.60 however due to its design with various windows within this room it is not considered to be sufficient to warrant a refusal. It is worth noting the proposed works do not extend out further than No.60s conservatory. At first floor level there is a bedroom window facing out onto the rear garden within No.60. A 45 degree plan has been provided showing the proposed first floor extension would not cause a harmful loss of light on this space. Furthermore, whilst some of the outlook from this window would be reduced on the west side, due to the modest depth of the proposed extension and a separation distance of approximately 1.8 metres from the window to the side wall of the extension it is not considered to cause a harmful impact on outlook to warrant a refusal. It is worth noting there would be no additional windows on this side.
- 7.7 On the west side facing No.64 South Downs Rise the proposed first floor rear extension would extend out along the shared boundary. Due to its orientation and separation distance of approximately 2.5 metres from the rear windows and doors at No.64, the proposed first floor extension is not considered to cause a harmful loss of light on their amenity space or harmful reduce their outlook on site. There would be no side windows within the proposed rear extension thus no overlooking created. Within the existing property there would be a new window placed at first floor level serving a bedroom. This would face onto the flank wall of No.64 which has no side windows therefore it is not considered to cause harmful overlooking.
- 7.8 To the rear there would be a window within the proposed first floor extension serving a bedroom facing out onto the rear garden. Whilst this would create a view further to the rear of the site, this form of outlook has already been established on site by the existing first floor window and as such not considered to introduce a new form of overlooking to be deemed unacceptable. It is worth noting to the rear of the site is a woodland area.
- 7.9 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 matters

- 7.10 The proposed works would result in the increase of 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. The Block Plan provided shows there is adequate parking on site to accommodate 2 car parking spaces 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. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00319 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 and Block Plan with Parking - 22102 101B
Proposed Floor Plans - 22102 411C
Proposed Elevations - 220102-511B

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.