
Site Address:	68 Lower Road, Havant, PO9 3LJ		
Proposal:	Single storey rear extension, new location of the main entrance and new roof over existing single storey rear structure.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00050	Expiry Date:	19/03/2024
Applicant:	Mr & Mrs Kinder	Case Officer:	Kayleigh Taylor
Agent:	Mr M Farrer		
	M F Designs Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the northern side of Lower Road, within the urban area of Bedhampton. The site is within the setting of Old Bedhampton Conservation Area, which is approximately 25m to the southeast.
- 1.2 The application site comprises a two storey, semi-detached dwelling with two bedrooms, there is an existing single storey rear extension with a mono-pitched roof. There is a semi-detached garage at the rear of the site and space for parking at the front of the site. There is a 1.5m closeboarded fence along the western site boundary which directly adjoins a private driveway to numbers 70, 72, 72a and 72b. The site gently slopes down from north to south.
- 1.3 Lower Road is characterised by a mix of detached, semi-detached and terraced properties on the northern side. On the southern side there is the Conservation Area and a building materials supplier. Beyond this there is an open field subject to outline planning permission for 43 dwellings (APP/21/01071).

2 Planning History

None.

3 Proposal

Erection of a single storey rear extension, this would adjoin an existing rear projection which would have a new flat roof as part of the proposal. This would result in a single storey rear projection the full width of the dwelling house (3.8m), with a depth of 6.2m and maximum height of 3.1m. There would be a rooflight within the flat roof. A new entrance would be provided on the western elevation of the proposed extension with a canopy over the door. There would be internal alterations to the layout of the dwelling to provide a bedroom on the ground floor. The existing main entrance door accessed by the existing porch would be permanently closed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Old Bedhampton Conservation Area Appraisal September 2019

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received.

Southern Gas Network

No comments received.

Council's Ecologist

No further assessment required.

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: 6

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) Impact on the setting of the Conservation Area
- (iv) Effect on neighbouring properties
- (v) Parking provision
- (vi) Ecology

(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.

7.3 Criterion 4 and 7 of Policy CS16 of the HBC Core Strategy seek to support development that is of a high standard that is inclusive by considering the needs of those with disabilities and adapts to changing needs of the users. As such, there is policy support for making adaptations to dwellings to make them more accessible.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed extension would have a modest scale, bulk and mass. It is acknowledged that the HBC Design Guide SPD states that *'in general flat roofs are not acceptable'*. However in this instance this would reflect the existing single storey rear extensions to neighbouring properties along Lower Road and would mirror number 66's extension. Some views of the extension could be achieved from the private driveway adjacent the western boundary of the site, however given the modest scale of the proposal it is considered that the development would not be unduly prominent.

7.5 The proposed materials comprise brickwork to match the existing dwelling and would have a grey GRP roof which would be acceptable. A condition is recommended to ensure compliance with the submitted details.

7.6 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) Impact on the setting of the Conservation Area

7.7 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.

- 7.8 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)*',
- 7.9 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, now converted to residential use, retain the farm yard layout.
- 7.10 Although the site is in close proximity to the Conservation Area, the proposed modest extension to rear of the dwelling 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 it's significance in this instance.
- 7.11 The proposal would meet the requirements of Policy CS11 and CS16 of the HBLP (Core strategy) and the NPPF.

(iv) Effect on neighbouring properties

- 7.12 The proposed extension would be single storey only and would not protrude the rear building line of No. 66 and would be well separated from all other neighbouring properties. 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.

(v) Parking provision

- 7.13 The extended dwelling would have 3 bedrooms. On the officer site visit it was noted that there was sufficient space for the parking of at least 2 cars on the site, as such the proposal would accord with the requirements of the adopted Parking SPD. The proposal is therefore considered compliant with policy DM13.

(vi) Ecology

- 7.14 Considering the scale and nature of the proposed works it is considered unlikely to result in harm to protected species. An informative is added to remind the applicant of their legal requirements in respect to safeguarding ecology. As the proposal seeks extensions to an existing dwelling only an appropriate assessment under the Habitat Regulations is not required.

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 not result in harm to the setting of the Conservation Area. The proposal 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/24/00050 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:

Proposed Ground and First Floors and Elevations Drawing No. 3325 P_02
Location and Block Plan Drawing No. 3325 P_02
Design and Access Statement

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 Notwithstanding any indication shown on the approved plans and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To protect the privacy of the occupants of the adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.