

Recommendation: **GRANT PERMISSION**

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Adjacent Old Bedhampton Conservation Area

5 Statutory and Non Statutory Consultations

County Archaeologist

The site is located outside of the historic core of Bedhampton, within an area of modern development. The proposed development is of a relatively limited scale and on this basis, I do not wish to raise any archaeological issues

Engineering/Drainage

None received

Environment Agency

None received

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective because of its location within SPZ1 of the groundwater catchment and proximity to our potable water abstraction point. We have no subsequent adverse comments to make due to the developments small nature.

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: 5

Number of site notices: 1

Statutory advertisement: 15/07/2022

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, including affect on Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Flood risk
- (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. As the site is located within an identified archaeological area the County Archaeologist was consulted, but due to the small scale of the proposal raise no objection.

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

7.3 The site is relatively prominent on the corner of the cul-de-sac and its boundary wall and spaciousness important to the setting of the Old Bedhampton Conservation Area. 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. Policies CS11 and DM20 also require development to protect, conserve and enhance, the borough's heritage assets.

7.4 The proposal would bring the development nearer to the boundary wall by 1.5m resulting in a minimal separation of 0.5m. The site level is slightly higher than the adjacent pavement. The eaves height of the garage has been kept as low as possible, at just 2m from site ground level, which would perceive as about 2.5m from the adjacent pavement level. The length of the proposed garage roof is no longer than existing, and the existing modest dormers on the cat slide above are unaffected. It effectively just comes 1.5m closer to the boundary wall. It is considered that the shallow pitch of the cat slide roof, with 3 new velux windows, would not materially affect the setting or spacious nature of the area, and not be unduly bulky, overbearing or enclosing.

7.5 The highway verge outside the site also includes a grass strip with trees and these also help to screen and retain a verdant setting to the site. Only oblique views of the rear elevation of the site are possible above the wall and through the natural screening, such that the proposed rear extensions, which are all single storey only, would barely be visible from the public domain. The use of matching traditional materials, and not introducing contemporary cladding or windows, is important in this location, and the plans and application forms indicate such.

Overall it is considered that the low profiled addition adjacent the Conservation Area would preserve the character and appearance of the Conservation Area, meeting the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and the street scene, and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy) and Policy DM20 of the HBLP (Allocations). 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

- 7.7 The rear extension replaces an existing conservatory - it would be only 0.8m deeper, with eaves height of 2.4m, with sloping roof to ridge of 4m, set about 1.5m off the shared boundary with number 18. The change in mass and bulk would be marginal and would not materially affect the outlook or light available to number 18.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Flood risk

- 7.9 Part of the rear garden area only falls within flood zone 2 and the development itself does not encroach into these areas. As such the proposal for renewed downstairs living and garaging space, (not bedrooms which are on the first floor), is not considered to affect the flood risk of occupiers of this existing dwelling.

(v) Parking

- 7.10 The site has a double width driveway in front of the existing garage, capable of providing parking for at least 3 cars. The proposal includes the widening of the existing garage and the plans depict it as a double garage - but its internal width is only 5m, which falls below the recommended minimum set out in the Parking SPD of 6m. Since the site has adequate space for the parking of 3 cars without reliance on the integral garage, in this instance it does not matter that the garage is below standard size as it is not needed to provide the parking on the site. There is therefore no objection to the parking arrangement.

8 Conclusion

- 8.1 Overall, it is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the visual amenity of the area; would preserve the character and appearance of the adjacent Conservation Area; and would have no material harm on neighbours amenity, and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00524 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 and Site Plan - Drawing Number 01
Existing and Proposed Floor Plans - Drawing Number 02 Rev D
Proposed Elevations - Drawing Number 04 Rev E

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 visual amenities of the area and adjacent Conservation Area, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.