
Site Address:	93 Park Lane, Bedhampton, Havant, PO9 3HQ		
Proposal:	Roof hip to gable incorporating front and rear dormers.		
Application No:	APP/16/00434	Expiry Date:	22/06/2016
Applicant:	Mr Mihell		
Agent:	Mr I Marshall	Case Officer:	Bee Crawford
	Ian Marshall		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style semi-detached bungalow and detached garage with a red tile pitched and hipped roof and elevations of cream painted render. The site is level with open vehicular access to the front, with a tarmac drive, block paving, grass and shrubs. There is hedging to the northern and southern boundaries and 1 metre high railings to the front. The rear garden has a depth in excess of 25 metres and is mainly laid to lawn with a patio area, trees and shrubs. The garden is enclosed by wire fencing, shrubs, a 1.6 metre high wall and fencing ranging in height from 1.6 to 2 metres. The back wall of a garage block is to the western boundary.
- 1.2 The other semi-detached bungalow is to the north, two storey semi-detached properties are to the south (beyond a public footpath) and opposite and a garage block is to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and two storey properties of similar and individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Roof hip to gable extension, incorporating front and rear dormers. It is noted the rear dormer and hip to gable roof extension element of the proposal falls within the criteria of permitted development and can be constructed without the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest the Planning Authority condition the provision and retention of 3 parking spaces

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

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 effect on the streetscene
- (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 principal subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The proposed roof extension and front dormers would be visible from the public realm, although the dwelling is set back approximately 13 metres from the highway and it is noted there are properties with similar types of development within the diverse streetscene of Park Lane. The front dormers have pitched roofs and are set well below the ridge height and in from the roof edge as recommended in the Havant Borough Council Borough Design Guide and consequently do not dominate the roof of the existing building. The rear dormer would not be visible from the highway. It is therefore considered the scheme would not be an incongruous feature in the streetscene and would not result in an adverse impact on the visual amenity of the locality.

- 7.4 The number of bedrooms will increase from two to four, hence there would be a requirement for three on site parking spaces. However, it is considered there is existing sufficient parking on the site, therefore a condition would not be necessary in this instance. The design and appearance of the extension 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).

(iii) Effect on neighbouring properties

- 7.5 There are no windows in the new gable or any side windows in the proposed new dormers which are set in from the edge of the roof and the eaves and are consequently unlikely to appear dominant. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although a sizeable dormer could be constructed without planning permission and the property to the south is approximately 8 metres away beyond a public footpath. The properties opposite and to the rear are deemed to be a sufficient distance away from the application site.
- 7.6 It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, and would have a negligible impact, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00434 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan

Proposed block plan

Drg No. 1 Existing elevations, floor and roof plan

Drg No. 2 Proposed ground floor plan

Drg No. 3 Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.