
Site Address:	36 Bedhampton Way, Havant, PO9 2DP		
Proposal:	Erection of two storey side extension, single storey rear extension and front canopy.		
Application No:	APP/21/00386	Expiry Date:	24/05/2021
Applicant:	Mr White		
Agent:	Mr Andrews	Case Officer:	Graham Speller
	SDA Planning Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the north eastern side of Bedhampton Way and is occupied by a two storey end of terrace house.
- 1.2 The surrounding area comprises similar designed houses.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Erection of two storey side extension, single storey rear extension and front canopy.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Jo Lowe

No comments received.

Councillor Malc Carpenter

No comments received.

Developer Services, Southern Water

- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf
Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Officer comment: *The plans supplied by Southern Water indicate the sewer to lie approximately 10m from the rear elevation of the existing dwelling. On this basis the extension can be accommodated whilst affording the requisite clearance. A condition is proposed to address the surface water feature requirement.*

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: 16

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) 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 proposed rear extension would not be visible from the road and it is noted that the adjacent property, No. 34, has a rear conservatory, albeit the side adjacent to the boundary is brick with high level windows. It is considered that the design of the rear extension is acceptable.

7.4 It is noted that other properties have front porches and the proposed front canopy is considered acceptable and would not have any adverse impact in the street scene.

7.5 The proposed two storey side extension would be up to the side boundary. Whilst the design guide states, inter alia, that extensions should be set off the boundary, in this instance it is considered acceptable even if the neighbouring property were to do the same development in the future as whilst it could result in a terracing effect, the property is already part of a terrace. Therefore, there would be no adverse impact on the visual amenities of the street scene as a result of the development.

7.6 The design and appearance of the proposals 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

7.7 As noted above, the neighbouring property at No.34 has a rear conservatory that has a wall adjacent to the boundary but also high level windows. The proposed 6m deep rear extension would effectively block light to these high level windows, however, that is considered to be a civil matter and not a reason for refusal of the proposals and the conservatory is typical in design with fenestration to other elevations.

7.8 In terms of impact on the adjacent property at No. 38 from the proposed rear extension, it is noted that there is an intervening building that would mitigate any adverse impacts.

7.9 In terms of impact on No.38 by the proposed two storey side extension, whilst the proposed two storey extension would be constructed up to the boundary, as a matter of judgement, it is not considered to result in any adverse impacts albeit it is noted that there are side windows that could be impacted upon. However, the two storey side elevation of no.38 is set off the boundary so as not to be significantly affected.

7.10 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/21/00386 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:

BLOCK & LOCATION PLAN

PROPOSED FLOOR & ROOF

PROPOSED ELEVATIONS

PROPOSED PERSPECTIVES 1

PROPOSED PERSPECTIVES 2

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.

- 4 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

Reason: To safeguard against undue damage to the sewer in the vicinity of the site, and having due regard to Policies CS16 and CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

