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| Site Address:   | 21 Bellair Road, Havant, PO9 2RG                                                                                                                   |               |              |
| Proposal:       | Proposed single storey rear and side extension, replacement front porch, loft conversion with rear dormers and new drop kerb to front of property. |               |              |
| Application No: | APP/21/00792                                                                                                                                       | Expiry Date:  | 08/09/2021   |
| Applicant:      | Mr & Mrs Corney                                                                                                                                    |               |              |
| Agent:          | Mr Bessant                                                                                                                                         | Case Officer: | Joseph Toole |
|                 | JB Architecture                                                                                                                                    |               |              |
| Ward:           | St Faiths                                                                                                                                          |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

21 Bellair Road, Havant, is located to the west side of Bellair Road. The application site is a detached two storey property comprising red brick, black and white detailing and clay roof tiles. Vehicular access is from Bellair Road with parking to the front and side.

The property is located in a residential area with a nursing home next door at No.19 Bellair Road.

*Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

No relevant planning history.

## **3 Proposal**

Proposed single storey rear and side extension, replacement front porch, loft conversion and new drop kerb to front of property.

## **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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

## **5 Statutory and Non Statutory Consultations**

**Councillor Imogen Payter**  
No Comment.

**Councillor J Branson - St Faiths**  
No Comment.

**Councillor T Pike - St Faith's**  
No Comment.

### **Hampshire Highways**

The Highway Authority have no concerns that the proposed extension and dropped kerb would result in a severe impact on the local highway network.

It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>.

It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that once the existing access is closed a full height kerb should be reinstalled.

Having regard to the above, providing that the applicant applies for the drop kerb in the appropriate manner, the Highway Authority are satisfied that the above planning permission will not result in a detrimental impact on the local highway network, and therefore raise no objections towards this.

### **Southern Gas Networks - stage 1**

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend.

**On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

**The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.**

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

## **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: 35

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
- (iv) Access and Parking
- (v) Southern Gas

(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 development would involve a single storey rear and side extension, replacement front porch and loft conversion. The proposed works would involve the demolition of the existing conservatory to be replaced by a rear extension to be used as a kitchen/dining room. It would have a width of approximately 10 metres, a depth of approximately 6 metres with a pitched roof having a maximum height of approximately 4.1 metres. The existing garage would be removed and replaced by a side extension. This would be used as an annexe and external storage space. The proposed side extension would have a width of approximately 3.5 metres, a depth of approximately 15.6 metres joining up with the proposed rear extension with a pitched roof having a maximum height of approximately 4.1 metres. The existing front porch would be replaced by a new porch which would have a width of approximately 2 metres, a depth of approximately 1.7 metres with a pitched roof having a maximum height of approximately 3.4 metres. The proposed loft conversion would involve the erection of 2 rear dormers and would provide space for a master bedroom, home office and storage space. The proposed rear dormers would have a face out onto the rear garden.
- 7.4 The proposed works would have bricks and clay roof tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed development would be visible from the street scene in the form of the proposed front extension and side extension. These would be replacing which is existing thus it is not considered to have a harmful impact upon the street scene. Furthermore, it is considered the proposed extensions would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. The proposed rear dormers would also be below the ridge height thus not considered to dominant the roof slope and as a result deemed appropriate. Therefore, the proposed development is considered to be inkeeping with the character of the area.
- 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) Effect on neighbouring properties

- 7.7 To the front to the property there would be a new door and window in the proposed front porch and two doors within the proposed side extension. Within the roofspace there would be three rooflights serving the loft conversion. These alterations would face out onto the public highway and front gardens of the properties opposite therefore it is not considered to cause harmful overlooking to any of the surrounding properties.

- 7.8 On the north side facing the shared boundary with No.23 Bellair Road there would be a new side window within the proposed front porch and two high level side windows within the proposed rear extension which would be non looking. Furthermore, there would be three rooflight within the proposed rear extension on this side. Due to the position of these windows they are not considered to cause harmful overlooking to the occupiers of No.23 Bellair Road. Furthermore, the proposed rear extension would be partly screened by No.23's garage and outbuilding as well as the existing 2 metre high brickwall thus it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the south side facing the shared boundary with Southlands Nursing Home there would be 4 high level windows within the proposed side extension which would be non looking therefore it is not considered to cause harmful overlooking. There would also be two rooflight within the proposed side extension on this side. Within the proposed loft conversion there would be a new side window which would face out onto the side wall of the nursing home. This would serve the stairwell and is not considered to cause direct overlooking into the private amenity space of the neighbouring property. The proposed side extension would go along the shared boundary with the nursing home. It is considered as the roof design would be hipped away from the shared boundary and partly screened by the existing brickwall it would not cause harmful overlooking or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 To the rear at ground floor level there would be doors and windows within the proposed rear/side extension facing out onto the rear garden. These views would be screened by 2 metre high brick walls and vegetation therefore it is not considered to cause harmful overlooking to the neighbouring properties. Within one of the rear dormers there would be a juliet balcony serving the master bedroom and there would be a window within the other rear dormer serving the home office both facing out onto the rear garden. This is considered to create similar views to that already established on site and would not cause an adversely harmful increase in overlooking to both neighbouring properties either side.
- 7.11 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) Access and Parking

- 7.12 The proposed development would result in the loss of one car parking within the existing garage and would increase the number of bedrooms from 4 to 6. Therefore 3 car parking spaces are required on site according to the Havant Borough Parking Standards. There is sufficient car parking on site to meet this requirement thus deemed acceptable.
- 7.13 In terms of existing there is a proposed dropped kerb to the front of the property. Hampshire Highways have commented on this application and raised no objection.

(v) Southern Gas

- 7.14 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

## 8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00792

- 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 Block Plan  
Proposed Ground Floor and First Floor Plans - 02 C  
Proposed Second Floor and Roof Plan - 03 C  
Proposed North and East Elevations - 04 C  
Proposed South and West Elevations - 05 C

**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.