
Site Address:	39 Portsea View, Bedhampton, Havant, PO9 3FE		
Proposal:	Proposed first floor extension.		
Application No:	APP/21/00436	Expiry Date:	25/06/2021
Applicant:	Mr Hawthorne		
Agent:	Miss S Roberts	Case Officer:	Selina Donophy
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the west side of Portsea View, Bedhampton. Portsea View is a fairly new development, which runs up hill, branching off to form separate cul de sacs with grassed areas retained between the rows. The properties have views down the hill towards the harbour. This application site in particular comprises a pitched roof property with a front projecting gable to the front and elevations formed from brickwork and cladding. To the side is a detached, pitched roof garage and to the rear elevations are balconies at first floor level.

2 Planning History

None relevant

3 Proposal

Proposed first floor extension.

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)

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 Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We have reviewed that the above application and the drawings online and no objections to the design or appearance. However whilst development at no 39 Portsea View does not directly affect our property , we are concerned that permission here will set a precedent for adjoining owners to add similar extensions and then we could be impacted. The estate design at Portsea View cleverly optimises privacy and the view of Langstone Harbour . Most properties have surprisingly secluded rear gardens. The addition of living accommodation at first floor benefit she owner by taking advantage of the outlook but threatens to compromise the current privacy of neighbouring gardens. On this basis we object to this application.	Please see 'Planning Considerations' section of the report

Whilst not being a planning issue there is a Purchaser Covenant in place on the properties in Portsea View which requires owners to , for a period of 5 years from completion, to seek approval of the Transferor before proceeding with the erection of any additional buildings or structures.	
Thank you for the opportunity to comment on the proposed plan for a first floor extension with regard on the above reference and property. Objections for the following reasons from the property directly to the south : 1. Loss of privacy to our ground and first floor living accommodation , including children's bedrooms , kitchen, garden room and study. There will be a direct line of sight between the windows of the proposed extension and the whole rear of our property. 2. Loss of privacy to the sitting and recreation area at the south west portion of our rear garden . 3. Potential light pollution originating from the large feature window of the proposed extension into children's bedrooms during the night. 4. Devaluation of our property due to it being significantly overlooked by the proposed extension. 5. The whole housing development has been designed and built with residents privacy being a priority, and this proposal would establish a precedent where this is compromised . As our property would be the only one significantly affected by the proposal , we would ask that you take the above comments into consideration when reviewing this application.	Please see 'Planning Considerations' section of the report

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) Parking
- (v) CIL

(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 This proposal comprises a first floor extension above the existing garage as well as some internal reconfiguration of the space with what are currently bedrooms 5 and 3 , merged to create one bedroom, with access created to enter the proposed first floor extension space which would comprise a lounge at first floor level. The proposed extension would be sited directly above the detached garage and would have a pitched roof with catslide design , with the ridge height set below that of the main property. It would be joined to the first floor of the main property by a walkway which would feature windows to the front and rear elevation. The proposed extension would feature generously sized glass windows to the front and rear elevations, forming a Juliet balcony to the rear. Proposed materials include, brickwork, cladding and roof tile all to match existing.
- 7.4 The proposal is considered generally modest in appearance. It is noted that there is a set pattern of development along Portsea View which is formed from two storey , detached properties separated by single storey garages and this proposal would result in some disruption to this pattern. Despite this, this section of the road is not in a highly publicly visible siting and the roof level would be set below that of the main property. In addition the eaves and height would be formed level with the existing property which allows for a more harmonious appearance. The proposed materials would be in keeping with the host dwelling and window design also is judged to be acceptable in appearance.
- 7.5 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

- 7.6 To the west of the application site is no 41 Portsea View . The proposed extension would not project any further forward than the existing garage wall and there is existing wall screening on the side of no 41 offering privacy to its rear balcony. The proposed extension window and Juliet balcony would have views down the rear garden rather than directly into private amenity space at no 41 . A condition will be applied to restrict use of the flat roof area so that this could not be used as a balcony in the future. There is a side window on the side elevation of no 41 which is located alongside the garage at no 39. The proposal would have a deeper pitch slope on this side and impact on this window is therefore not judged to be harmful.
- 7.7 To the east of the application site is no 37 Portsea View. The proposals are not judged to impact this property as the extension would be located on the other side of the site.
- 7.8 To the south (rear) of the site is no 33 Portsea View. The proposed extension would offer views back towards this property. Whilst this is noted, it is also relevant that this property is already overlooked by the first floor windows and balconies of the

application property and those adjacent . The extension would be located to the side so would have views towards the garden area of no 3 and the grass area to the side and beyond. Immediately adjacent to the extension would be the first floor balcony at no 41. Therefore it would be deemed that the proposal would not result in harmful overlooking toward the rear.

- 7.9 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).

(iv) Parking

- 7.10 This proposal would result in the loss of a bedroom , with no additional bedrooms proposed, no further parking allocation on site is required. The existing internal garage space would be retained at ground floor level.

(v) CIL

7. This proposal would not result in additional floor space of over 100m2 and therefore this is not CIL liable.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality and in parking terms is acceptable. Therefore the proposal is considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00436 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:

21043 101 Location and block plan
21043 402 Proposed floor plans
21043 502 Proposed north and south elevations
21043 503 Proposed east and west elevations

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 At no time shall the flat roof of the garage beneath the first floor extension hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.