
Site Address:	43 Bedhampton Road, Havant, PO9 3EU		
Proposal:	Proposed single storey rear extension, two storey side extension and alteration of loft to habitable accommodation.		
Application No:	APP/15/01433	Expiry Date:	04/03/2016
Applicant:	Mr & Mrs Spencer	Team:	Team 1
Agent:	Mrs Parker	Case Officer:	Bee Crawford
	Bespoke Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and garage to the rear. It has a red tiled pitched and hipped roof and elevations of red multibrick and white render at first floor. The site is level and open to the front with a shingle drive and lawn. There is a 1 metre high wall and hedge to the front boundary and hedges to the eastern and western boundaries. The rear garden has a depth in excess of 35 metres with a small step down from the patio area to grass, shrubs and a further patio. There is a 1.6 metre high fence to the western boundary, a 1.8 metre high fence and wall to the rear boundary and a wall and fencing of various heights to the eastern boundary.
- 1.2 The adjoining two storey semi-detached property is to the west, an extended two storey semi-detached property is to the east, two storey commercial units with residential above are opposite and a recreation ground is to the rear. The area is of medium density of two storey semi-detached and detached properties and commercial units of individual and similar age, style and design.

2 Planning History

98/63304/000 - Two storey side extension (east elevation) and single storey rear extension (south elevation), refused 01/02/1999.

06/63304/001 - Extend roof from pitched to gable end incorporating rear dormer windows, permitted 10/03/2006.

APP/14/00251 - Proposed side and rear extension and loft conversion, permitted 16/05/2014.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension, single storey rear extension and a rear dormer, following the demolition of the existing garage. The two storey side extension is 1.7 metres in width, 9.45 metres in depth, with a pitched and hipped roof to an eaves height of 5.3 metres continuing the ridge of the existing roof to a height of 9.8 metres. The single storey rear extension is a total of 8.15 metres in width, 3.6 metres in depth (reducing to a depth of 2.4 metres for a width of 1.8 metres) with a flat roof of 3.3 metres high, incorporating a roof lantern to a maximum height of

4.1 metres. The rear dormer is 3 metres in width, 3 metres in depth with a pitched roof to a ridge height of 9.6 metres from ground level. This application is a revision to the proposal which was permitted under APP/14/00251.

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

No adverse comment.

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:-

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

The applicant has not stated details of means of disposal of foul and surface water drainage from the site.

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

We request that should this application receive planning approval, the following

informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

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: 3

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 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 principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, the property being around 12 metres away from the highway. Regarding the two storey element of the proposal, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 The property to the east has the benefit of a similar extension which abuts the boundary and the existing distance between properties is approximately 3 metres. Whilst the resulting gap would be less than the 2 metres recommended by the design guide, this element of the application does not differ from the previous submission permitted under APP/14/00251. The scheme is similar to that of the neighbouring property and it is considered that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

7.5 The single storey rear extension and rear dormer would not be visible from the public realm. It is therefore judged the design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.6 The proposed two storey extension is to the eastern elevation of the property, situated approximately 1.3 metres from the property boundary. Whilst there are new windows to the ground floor, first floor and rooflights to the eastern elevation, they would look out on to the blank wall of the extension to the neighbouring property at number 41. The small first floor side window is to serve the landing and the rooflight is a secondary source of light and it is therefore considered any perception of overlooking would be negligible. The rear dormer could be perceived to increase the level of overlooking to the neighbouring properties, although it is of a modest size and set in 1.7 metres from the boundary with the adjoining property. It is noted a larger rear dormer could be constructed without planning permission.

7.7 The single storey extension abuts the western boundary which benefits from good screening and it would be 1.3 metres from the eastern boundary. There are no side

windows to the extension and it is 0.6 metres in depth over the permitted development criteria. No properties back on to the site.

- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01433 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 and proposed site plan
Drg No PL01 Existing floor and elevations plan
Drg No PL02B Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.