
Site Address:	20 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	Retention of single storey side and rear extension.		
Application No:	APP/16/00801	Expiry Date:	03/10/2016
Applicant:	Mr & Mrs Drain		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a 1930s two storey semi-detached property with a brown tiled pitched roof and elevations of white painted brickwork, white render and tile hanging. The site is situated higher than the road and has open vehicular access to the front with a tarmac parking area, a 1 metre high wall to the front and a wall and fence to the side boundaries. The rear garden has a slight incline and is mainly laid to lawn with a patio area, shrubs and a shed, enclosed by fencing to all boundaries ranging in height from 1 metre to 2 metres.
- 1.2 The adjoining two storey semi-detached property is to the south west, a pair of older style two storey semi-detached properties are to the north east at a lower level to the application site and two storey detached dwellings are to the rear and opposite. The area is of medium density with a mixture of detached and semi-detached two storey dwellings and bungalows of similar and different age, style and design.

2 Planning History

APP/16/00181 - Demolition of existing out house and conservatory. Erection of single storey rear extension and two storey side extension, withdrawn 16/03/2016.

3 Proposal

- 3.1 The proposal is for the retention of a single storey side and rear extension. The application was submitted following an investigation by the Council's Enforcement Officer.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

None.

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: 6

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
- (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

7.3 The proposed extension is visible from the public realm, although it does not extend beyond the front elevation of the original dwelling which is approximately 7 metres from the highway. The development would result in a reasonable increase to the original footprint of the property, although it is considered there would be minimal impact on the existing streetscene. It is noted in isolation, the dimensions of the side and rear extension fall just outside the scope of what could be built under permitted development, nevertheless the infill element of the addition between the side and rear extensions has triggered the need for planning permission.

7.4 The elevations of the extension have been constructed predominantly in blockwork, however the application form states there will be a painted render finish and a condition is recommended to ensure this is completed.

7.5 The roof of the rear element of the extension originally encroached into the neighbouring property at number 22, however at the time of the Officer's site visit this had been altered to a parapet wall. Consequently the extension is now within the curtilage of the application site. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the

locality.

(iii) Effect on neighbouring properties

- 7.6 The extension is situated on the boundary with number 22 Bedhampton Hill following the amendment to build a parapet wall and there are no windows in this elevation. There is one small window serving a toilet/utility room in the north east elevation of the side extension which is obscure glazed and there is a distance of 1.5 metres to the shared boundary with number 18 Bedhampton Hill. The roof of the extension is hipped and pitches away from the neighbouring properties, reducing any perception of the extension being overbearing which is particularly pertinent to number 18 given the difference in site levels.
- 7.7 The depth of the rear element of the extension is marginally over the allowance for permitted development and is in excess of 15 metres away from the rear boundary. It is therefore considered that the extension is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were 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 PLANNING PERMISSION IN RETROSPECT** for application APP/16/00801 subject to the following conditions

- 1 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable, to include the rendering and painting of the blockwork.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg No. 4369/500 Site layout plan

Drg No. 4369/200 Roof plan

Drg No. 4369/1 Existing ground and first floor plan

Drg No. 4369/2 Existing elevations plan

Drg No. 4369/3 Rev F Proposed ground floor plan

Drg No. 4369/5 Rev G Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.

