
Site Address: 77 Park Lane, Bedhampton, Havant, PO9 3HQ
Proposal: Demolition of conservatory and erection of rear single storey extension.
Raised roof at eastern elevation to match existing roof.
Application No: APP/16/00559 Expiry Date: 21/07/2016
Applicant: Mr D Feltham and J Oliver
Agent: Mr W Matthews Case Officer: Emma Chisnall
 HDA Projects Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

77 Park Lane is a detached two storey dwelling with rendered walls and a tile pitch roof. A detached garage with matching materials to that of the dwelling exists to the rear of the site. The rear of the dwelling is characterised by a large rear garden, a rear conservatory and a timber boundary of approximately 1.8 metres in height. A bitumen driveway extends from Park Lane to the detached garage along the northern elevation of the site. The garage and hard-surfaced area can accommodate up to 4 cars on the site. A 1 metre high brick wall encloses the front of the site and Barncroft Junior School is located to the east of the site.

2 Planning History

93/57617/002 - Extension to single detached garage (currently under construction) erection of UPVC conservatory., PERM,08/04/1993
92/57617/000 - Rear extension and first floor extension on north elevation to provide rooms in roof, single storey rear extension and detached single garage to rear., PERM,05/11/1992
04/57617/004 - Extension to front elevation to provide additional first floor accommodation, incorporating roof alterations., REF,08/07/2004

3 Proposal

Demolition of conservatory and erection of rear single storey extension. Raised roof at eastern elevation to match existing roof including the installation of rooflights along the south elevation.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Flooding

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

The proposed rear extension is considered to be of sound design and of a domestic scale for this type of development. The proposed works would be hidden from the public realm meaning its visual impact should not detract character from No 77 when looking at it from the streetscene. The proposed extension is considered to be subservient to the existing dwelling and by using matching materials to that of the existing dwelling (and garage) it is considered that efforts have been made to ensure the proposed works look in keeping to No 77 as much as possible. The proposed works to the rear are considered to not appear dominant in size as they would not extend past the south elevation and be set adequately away from the north boundary meaning the visual impact of the extension from neighbours would be reduced and that the development should not appear over-bearing.

The changes to the front of the dwelling are considered to alter the appearance of No 77 and create additional bulk to the roofspace when viewing the dwelling from the

streetscene. However as No 77 is set in a staggered position along Park Lane from the north and the dwelling itself is situated an acceptable distance away from the road it is considered this should soften the impact caused by the changes to the front. The proposed addition to the front roof would be hipped and would not extend past existing elevations and from using matching materials to that of the existing it is considered these measures would help soften the appearance of the proposed works to the front of No 77.

Park Lane contains a diverse range of dwellings which differ in style and design so it is considered that the proposed changes to No 77 would accord with the overall character of the area and would offer an attractive uplift to the existing dwelling.

Plans have been amended to reflect a reduction in the amount of rooflights along the south elevation which is considered to offer a neater appearance to the side of the dwelling and improve the overall appearance of the dwelling when viewed from the streetscene.

(iii) Impact upon residential amenity

It is considered that No 77 Park Lane has the amenity space available to accommodate the proposed works within the curtilage available.

To the rear the proposed extension is situated in a similar position to the existing conservatory but would run along the side (north) elevation and be set away from the south boundary mainly due to the garage located along the rear of No 77. This position of garages is typical across most of the dwellings along Park Lane and it is considered that the rear extension to No 77 would be mostly screened from the neighbouring dwelling's garage due to its position in the rear amenity space. The screening in place should also soften the impact and it is considered the majority of the development would not be able to be viewed.

Following a site visit it was noted that No 77 looks onto a flank wall of No 75 but that a high number of rooflights were proposed as part of the development. To reduce the risk of over-looking and a loss of privacy to the neighbouring dwelling the rooflights have been reduced on the first floor and it is considered that due to the position of the remaining rooflights that amenity should be retained to No 75 as the proposed rooflights would look onto the flank wall only. It is noted that the proposed rooflights at ground floor level would not be able to look out of due to their position on the roof slope and height.

The dwelling to the north of No 77 should remain mostly unaffected by the proposed works to No 77 due to its forward position. The dwellings are also separated by the adjoining driveways which should help soften and reduce the impact of the increased roofspace. No new windows are proposed along the north elevation which would protect privacy and not create any over-looking. The proposed rear extension would be set away from the shared boundary with No 79 and would be mostly hidden by the garage in place at No 77 which alongside the screening in place, should protect privacy levels and maintain the existing residential amenity that currently exists.

The proposed window to the front of No 77 should look directly out to Park Lane and is not considered to cause significant over-looking nor a loss of privacy to neighbouring dwellings.

(iv) Flooding

The application site is located in Flood Zone 1 and does not require mitigation measures to be submitted for the proposed development.

8 Conclusion

No 77 Park Lane has adequate amenity space for the proposed rear extension and raised roof proposal. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00559 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:

Perspective Views: Revised Plans Drawing No 06A
Plans as Existing: Drawing No 02
Plans as Proposed: Revised Plans Drawing No 04A
Elevations as Proposed: Revised Plans Drawing No 05A
Elevations as Existing: Drawing No 03
Block and Location Plan: Drawing No 01

Reason: - To ensure provision of a satisfactory development.