
Site Address:	White Gates, Edward Gardens, Havant, PO9 3JJ		
Proposal:	Two storey side extension.		
Application No:	APP/15/00910	Expiry Date:	30/11/2015
Applicant:	Mr & Mrs Copland	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	David Eaves
	Thorns-Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

White Gates is located within Old Bedhampton Conservation Area. The property is within a small group of residential properties served off a short cul de sac - Edward Gardens. To the south is the Listed Building Old Manor, the application property itself and other neighbouring dwellings are more modern probably dating from the 1950s/60's.

The dwelling is two storey with hipped, pitched roof and side flat roof garages. To the rear garden there is a TPO tree set well off the proposed extension.

2 Planning History

Numerous applications in relation to works to trees.

3 Proposal

Two storey side extension is proposed to the eastern side of the building. A small rear single storey addition and front dormer window are included in the design.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Conservation Officer

The application site forms part of Old Bedhampton Conservation Area. It forms part of a modern development built on grounds once associated with The Manor House (grade II listed), which lies opposite the application site. The proposed extension is in character with the present house. In my opinion it will preserve/enhance the character and appearance of the conservation area and will not impact on the setting of The Manor. Therefore raise no objection.

Arboriculturalist

Officer Comment:

Visited the site with the Council's Arboriculturalist - No objection to proposals.

A condition in relation to protective fencing to be added.

Southern Water

No works parallel to the sewer within 500mm

No new soakaways should be located within 5m of a public sewer.

Informative requested in relation to connection to public sewer.

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: At least one site notice exists - check the number.

Statutory advertisement: 16/10/2015

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 streetscene/Conservation Area
- (iii) Impact upon residential amenity
- (iv) Car parking

- (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 streetscene/Conservation Area

The proposed extension to the side of the existing building follows the existing form and design of the building and should match in design and materials. The proposal retains a gap to the boundary with the property to the east. The front dormer would match and complement the existing front dormer.

The proposals are considered acceptable in terms of the character and appearance of the locality and to preserve the character of the conservation area.

(iii) Impact upon residential amenity

The main impacts in terms of neighbours are considered to be to Rosemede to the east. This property is set off the boundary with a mainly blank wall facing. There is a rear conservatory to this property. It is considered that the proposed two storey extension without first floor windows would have a limited and acceptable additional impact in terms of mass and bulk and would not result in loss of privacy.

Given the distance between the proposals and The Manor and No.8 Tulip Gardens it is considered that the development would relate sympathetically and would not be harmful to residential amenities.

(iv) Car parking

With regard to parking, the proposal would result in the loss of two garage spaces, however, two parking spaces are available on the retained drive. The Council's parking standards require 3 spaces, however, there is room for additional on site parking if required and additional on street parking is possible. It is not considered that a condition to require additional on site parking would be appropriate in this case.

8 Conclusion

In conclusion it is considered that the proposed development would have an acceptable impact on the character and appearance of the Conservation Area and neighbours amenities. Permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00910

(A) 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 No development shall take place until all trees that are to be retained within the site have been enclosed with temporary protective fencing in accordance

with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location Plan Order Licence Ref: O1894007
Proposed Plans Drg No. 8158.15.2 Rev A
Site Plan Order Licence Ref: O1894006
Fencing Plan Order Licence Ref: O1894006
Flood Risk letter dated 3rd September 2015
Tree Protection letter dated 30th September 2015

Reason: - To ensure provision of a satisfactory development.