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|-----------------|-------------------------------------------|---------------|--------------|
| Site Address:   | 59 Park Lane, Bedhampton, Havant, PO9 3HQ |               |              |
| Proposal:       | Rear ground floor and roof extension.     |               |              |
| Application No: | APP/15/00669                              | Expiry Date:  | 25/08/2015   |
| Applicant:      | Mr S Barnard                              | Team:         | Team 1       |
| Agent:          |                                           | Case Officer: | Bee Crawford |
| Ward:           | Bedhampton                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a detached bungalow (which is currently vacant) and detached garage to the rear. It has a brown tiled pitched and hipped roof with a tile hung gable and elevations of white painted rough render. There is open vehicular access to the front which has a concrete drive, a hedge to the front and northern boundary and a 1 metre high wall to the south. The site is level and the rear garden is in excess of 28 metres deep and uncultivated with a 1 metre high wall to the north, a 1.6 metre high wall to the south and the rear boundary is obscured by the existing garage.
- 1.2 To the north and south are detached properties, the rear gardens of properties in Ernest Road are to the west and two storey terraced properties lie opposite. The area is of medium density with a mixture of two storey detached, semi-detached and terraced houses, bungalows and chalet bungalows of different and similar ages, style and design.

## **2 Planning History**

02/64526/000 - Conservatory to rear, single storey extension to rear plus roof alterations and additions to roof to include dormer to north elevation, permitted 02/05/2002, although not implemented.

## **3 Proposal**

- 3.1 The proposal is for a rear single storey extension and roof extension to provide accommodation within the roofspace. It is 5 metres in depth, 7.27 metres in width, extending the existing roof to an eaves height of 2.6 metres and a ridge height of 6.9 metres, which is hipped back.

## **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**

### **Development Engineer - Highways**

No adverse comments.

## **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: 8

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 proposal is to the rear and the property is set back 12 metres from the highway, consequently it would not be visible from the public realm. The extension would be a sizeable addition to the property, however it is considered that this can be comfortably accommodated within the extent of the site and would result in a cohesive form of development. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. 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

7.4 There are windows to both side elevations of the roofslope, however they have been conditioned to protect the privacy of the neighbours at numbers 57 and 61 Park Lane.

The design of the roof is hipped and pitches away from the neighbouring properties which would lessen the impact of the development being overbearing.

- 7.5 There are high level windows in the southern elevation of the single storey element which is 1.9 metres from the property boundary and the dwelling at number 57 Park Lane is 6 metres from this boundary and set forward of number 59. There is one window in the northern elevation of the single storey element although there is a gap of approximately 4.2 metres between the properties. The windows in the side elevations of the proposal are deemed to be a reasonable distance from the neighbouring properties, with no increase in the overall width of the property. The rear elevation of the extension will be partially screened by the existing garage and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.6 No objections were received for the scheme which is situated on a good sized plot, it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and the impact would be deemed to be acceptable on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00669 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.  
**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 2012.
- 3 The rooflights on the northern and southern elevations on the approved plans of the development shall have a minimum cill height of 1.7 m above finished floor level.  
**Reason:** To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site location plan

Existing block plan, floor, front and north elevations plan

Proposed block plan, floor, front and north elevations plan

Existing and proposed rear and southern elevations plan

**Reason:** - To ensure provision of a satisfactory development.