
Site Address:	3 Park Lane, Bedhampton, Havant, PO9 3HG		
Proposal:	Two storey extension and alterations (resubmission).		
Application No:	APP/15/01371	Expiry Date:	03/02/2016
Applicant:	Mr & Mrs Sennett	Team:	Team 1
Agent:	Space & Style Home Design	Case Officer:	Daphney Haywood
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Park Lane, Bedhampton, Havant comprises a detached two storey house located on the west side of Park Lane opposite the junction with Hooks Lane. The property is of traditional brick and tile construction and lies within an established residential area of mixed character and design. The immediately adjoining properties comprise a detached bungalow to the north and a chalet bungalow to the south.

2 Planning History

APP/0838 Two storey and single storey rear extensions and alterations; cladding to external walls. Withdrawn 29/09/2015

3 Proposal

Two storey extension and alterations (resubmission). The proposal involves various modest alteration and extension to the front elevation to unify the design and form of the property, and the construction of a large two storey rear extension projecting some 4.8m to the rear and with a rear facing gable end incorporating a first floor juliette balcony. Additionally a small single storey rear extension is proposed to increase the size of the kitchen. The existing brickwork would be clad in Marley boarding (colour to be determined) and the new roof area would be completed in plain tiles to match the existing .

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

Borough Design Guide

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

5 Statutory and Non Statutory Consultations

Southern Water No adverse comments - informative requested

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- height of proposed extension will infringe on light
- Possible impact on water pressure
- nuisance from noise and dust associated with building works

Comment:

The second and third of these points are not matters on which the application could be refused. The first point is addressed under the planning considerations below.

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) Impact upon residential amenity

(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) Appropriateness of design

The proposed alterations to the front elevation are relatively modest and would not be prominent in the street scene. The plot is relatively large and adequate amenity space is retained. The development is judged appropriate in context to the main building, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Impact upon residential amenity

The proposed rear extensions are set off the boundary with No1 Park Lane and new

windows facing this property would be ground floor plus a high level roof light. In respect to No5, Park Lane, the proposal has been amended from the withdrawn application to set the extension further from the boundary with this property. No 5 does not have any side windows facing this boundary, however, because there is a conservatory extension with a solid side wall on its southern boundary the room beyond is relatively dark, and the proposed two storey extension further impacts this as it would impact light reaching this room via the conservatory roof. It is noted that the proposed works lie to the south and that this will exacerbate any impact, however, the proposed 2 storey extension has a relatively low eaves level and satisfies a 45 degree line from both the rear of the conservatory and the window to the room beyond.. Therefore whilst the rear extension will add significant bulk especially to the roof, the impact on light and outlook is not considered to be so great as to support refusal. In making this assessment the neighbour's property has been visited to view the potential impact.

It is therefore considered that the proposal would not lead to unacceptable loss of light, overlooking, or appear overbearing, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

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/15/01371

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 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the submitted plans the windows rooflights in the north and south elevations shall have a minimum cill height of 1.75m 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:

Proposed Plans and Elevations Drg No. 1053/2 received 9 December 2015

Reason: - To ensure provision of a satisfactory development.