
Site Address:	39 Bedhampton Hill, Havant, PO9 3JN		
Proposal:	Rear and side part single storey, part two storey extension following removal of garage. (Revised application).		
Application No:	APP/15/00108	Expiry Date:	31/03/2015
Applicant:	Mr Hickman	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
	Derek Treagus Associates		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a modest two storey detached cottage with white rendered walls and pitched plain tiled roof. The dwelling has a rear conservatory and detached garage that extends into the rear garden. There is on site parking in front of the garage for four vehicles.

The dwelling is located on the southern side of Bedhampton Hill, which is characterised by various style dwellings, predominantly detached or semi-detached. There is additional residential development to the rear of the site with access to this development along the western side boundary of the application site.

2 Planning History

01/61999/000 - Single storey rear extension and conservatory to rear and garage extension. Approved - 23/08/2001

APP/14/00973 - Single storey rear extension and two storey side extension to form annexe following removal of existing garage. Withdrawn - 08/12/2014

3 Proposal

Planning permission is sought to erect a part single, part two storey rear extension, following the removal of the existing conservatory. The proposal would also see the single storey extension extended to replace the existing detached garage. Both single storey extensions would have flat roofs with central roof lanterns. The two storey extension would have a hipped roof, which would be 0.6m lower than the ridge height of the existing dwelling.

The development would see the existing three bed dwelling increased to provide an additional bedroom and annex accommodation for relatives of the owner.

The two storey extension would have a depth of 4m, width of 5.1m, eaves height of 5.1m and ridge height of 6.9m. There would be an additional single storey projection of 1.7m from the rear of the two storey extension. This would have a flat roof and be 2.7m in height.

The single storey extension extending from the rear elevation of the dwelling would be 4m in depth, 4.3m in width and 2.7m in height, with flat roof. This extension would be

set in 0.3m from the side boundary shared with 37a.

The single storey extension that replaces the detached garage would be 5.2m in width, 7.2m in depth and 3.2m at its highest point (false pitched roof to front elevation). The extension would link into the two storey rear extension and in the main covers the footprint of the existing garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

One letter of objection raising the following concerns:

- loss of light to kitchen window and garden
- loss of privacy
- out of keeping with the character of the cottage and general residential area
- no permission will be granted for access or works to be undertaken from 37a
- the boundary fence belongs to 37a and should not be damaged or removed
- loss of value to neighbouring dwelling

Comment:

Impact on neighbour amenity is considered in full below (see section 7)

Impact on the character and appearance of the area is considered in full below (see section 7)

Access rights, any damage caused by third parties and loss of value to property are

not material planning considerations and cannot therefore be accounted for in the determination of this application.

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 street scene
- (iii) Impact upon residential amenity
- (iv) Highway safety and parking

(i) Principle of development

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

(ii) Impact upon the street scene

The development as proposed is confined to the rear so the impact from the public domain is somewhat limited. It is noted however that the access road to the west of the application site will allow some views of the development proposed and it is possible that the same would apply when viewing from the frontage of 37a, although to a lesser degree.

When considering the various aspects of the development proposed it is considered that the visual change and harm is lessened still. The proposed extension extending from the side of the dwelling largely replaces the existing detached garage. Its form and positioning not dissimilar to the existing structure. It is therefore considered that this section of the development has limited visual change in respect of character.

The single storey addition to the rear and adjacent to the shared boundary of 37a is of a height and depth that would be allowed under permitted development entitlement. This is a material consideration and when assessed against its location at the rear and lack of visual presence within the public domain it is concluded that this element of the proposal would not be harmful to the character and appearance of the area.

The two storey rear extension is the most notable change and increase to the existing dwelling. However it is considered that this part of the development is suitably subservient, with a reduced roof form and is appropriately integrated with the existing dwelling. The fact that this part of the development is visible, albeit glimpsed, would not on its own amount to visual harm.

It is considered that the two storey addition is a sympathetic extension to the original dwelling and would largely preserve the existing character and appearance of this varied residential area, whilst meeting the changing housing needs of the applicant.

It is therefore surmised that the proposed development would be in keeping with the general character and appearance of the area, which varies in built form greatly. the development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy and wider objectives of the NPPF.

(iii) Impact upon residential amenity

It is considered that the height of the single storey additions, their positioning in relation to neighbours (4m from 37a and 9m from 41) and existing boundary screening ensure that there would be no unacceptable harm to neighbour amenity. In addition it is noted that the single storey side addition largely replaces the existing built form of the garage and the rear single storey addition is within the parameters allowed under permitted development entitlement. Both of these factors has influenced the assessment of the proposal and assisted with the acceptance of the proposal in relation to impact on neighbour amenity. This is particularly relevant to the built relationship to 37a, who has objected to the development on neighbour amenity grounds.

The proposed two storey extension is located 8.5m from neighbour 37a and 14m from 41, whilst the bungalow to the rear is some 10m away. It is considered that the separation distances, coupled with the built relationship and existing boundary screening ensures that neighbour amenity will not be unacceptably harmed; particularly in relation to overlooking, loss of privacy, loss of light, overshadowing and overbearing effect.

It is therefore concluded that the proposed development makes suitable provision for neighbour amenity and will not result in unacceptable harm to the living conditions or private spaces of any neighbouring dwelling. the development would therefore accord with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy.

(iv) Highway safety and parking

The development would see the loss of the existing garage on-site, however the parking area to the front would be retained. This area is capable of providing parking for four vehicles although vehicles would need to reverse out on to Bedhampton Hill as existing. The highways engineer has considered the parking provision and has concluded that the parking area is suitable for the proposed development with no changes to the existing maneuvering of cars on and off Bedhampton Hill.

No objection has been raised in respect of parking and highway safety as the development largely maintains the existing status quo.

8 **Conclusion**

The proposed development is suitably designed and integrated with the host dwelling thus preserving the general character and appearance of the area. Further, the development pays due regard to the relationship it has with neighbours ensuring that neighbour amenity is suitably protected. The proposal also makes appropriate on-site provision for the parking of vehicles. The development is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00108

(A)

(B) 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not in a satisfactory position, has insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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:

Drawing - 14/379/01

Reason: - To ensure provision of a satisfactory development.