
Site Address:	69 Park Lane, Bedhampton, Havant, PO9 3HQ		
Proposal:	Rear ground and first floor extensions with alterations to roof.		
Application No:	APP/15/00715	Expiry Date:	31/08/2015
Applicant:	Mr M Leake	Team:	Team 1
Agent:	Mr P White	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

69 Park Lane is a detached bungalow, having rooms in the roof via rooflights, located on the west side of Park Lane opposite Barncroft Primary School. It is set within a line of similar bungalows, many of which have loft conversions and dormers, all set back from the highway by some 11 - 12m. The frontage of the application site is graveled and provides parking and turning for 4 or 5 vehicles.

The dwelling is white painted render beneath a plain tile hipped roof; to the rear the existing dwelling has a half hipped barn end together with a large, half width, glazed conservatory (4.8m in depth). The dwelling is shorter than its direct neighbours whose rear elevations both extend deeper into the rear garden than the application site - No 67 by some 4m and No 71 by some 5m.

There is a 1.5m high close boarded fence on the southern boundary with No 67 and a shed/garage is also located on this boundary, set back beyond the rear elevation. No 67 has both a side dormer facing the site and a rear dormer. A side door serving the kitchen and an obscure glazed window face the site. There is a 1.8m high close boarded fence to No 71 which also has a side dormer facing the site - the separation to the application dwelling is greater this side, some 4.5m.

2 Planning History

None

3 Proposal

The proposal involves demolishing the existing conservatory and replacing it with a full width extension having a depth of 8m ie 3.2m deeper than the existing conservatory. The roof would be extended at full ridge height for 4.8m with gable end and new flat roofed dormer in the side, north, elevation. The roof then drops down to 4.5m high for the last 3.2m being a half width gable end on the southern side, with a flat roofed covered external area filling in the northern corner. The proposal results in two additional bedrooms, making a 5 bed dwelling.

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

AL1 (Presumption in Favour of Sustainable Development)

and Residential Parking and Cycle Provision SPD, March 2010

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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
- (iii) Impact upon residential amenity
- (iv) Highways and 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

As a rear extension there will be no direct impact on the street scene - although the

proposed side dormer would be visible. Given that the character of the area includes other bungalows with roof conversions and dormers this is visually appropriate and is of modest proportions that would not dominate the roofslope.

(iii) Impact upon residential amenity

Whilst the proposed extensions are significant - 8m in depth, due to the siting and relationship with adjacent dwellings which are set deeper within their plots, the result is that the extended full height roof and 4.8m deep full width extension would approximately align with the rear facades of the adjacent dwellings - it is only the lower 3.2m deep extension that would extend beyond the neighbours rear facades. This 3.2m addition would be on the southern half, where No 67 has a shed on its boundary buffering any overshadowing effect.

There is no doubt that from within side windows of the adjacent properties the outlook will be affected due to the presence of the additional roof bulk - but this would probably not materially harm the amenity of neighbours as there are no main habitable side windows, and it is not considered unreasonable to extend the dwelling to align with others in the street. Where it extends beyond, the roof profile is lowered and hipped away from the southern boundary.

The proposed dormer includes one obscure glazed bathroom window and one clear glazed, opening bedroom window. This would be approximately opposite the clear glass side dormer of No 71 and hence some direct views across would be possible - but regard must be had to the fact there are already two large, clear glass openable velux windows in the same position and hence those views across already exist. No objection has been received from the neighbours and it is considered that the material change in overlooking would be insignificant.

On balance it is considered that the proposal will not result in any material harm to the amenity of adjacent residents and the proposal therefore complies with Policy CS16 clause e).

(iv) Highways and parking

Whilst the proposed extensions increase the size of the dwelling to 5 bedrooms, the parking requirements for such a property (3 spaces) can easily be provided on the large front forecourt area. This complies with the Residential Parking and Cycle Provision SPD.

8 Conclusion

Given the context of the site and its siting in relation to its direct neighbours, the proposed extensions are considered acceptable and compliant with policy CS16 and are therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00715

(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 be as specified on the submitted plans and application forms, or match in type, colour and texture those on the existing building, unless otherwise first agreed in writing with the Local Planning Authority.

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

Location, Site and roof plan Drawing Number: Planning/003

Existing Plans & Elevations Drawing Number: Planning/001

Proposed Plans & Elevations Drawing Number: Planning/002

Reason: - To ensure provision of a satisfactory development.