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|-----------------|---------------------------------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | 22 Bedford Close, Havant, PO9 2TP                                                                                   |               |                 |
| Proposal:       | Single storey side and rear extension; loft conversion with rear dormer and new front porch. (Revised Application). |               |                 |
| Application No: | APP/14/00638                                                                                                        | Expiry Date:  | 14/08/2014      |
| Applicant:      | Mrs Lewis                                                                                                           | Team:         | Team 1          |
| Agent:          | Mr Bramble-Stewart                                                                                                  | Case Officer: | Stephen Andrews |
|                 | GBS Designs                                                                                                         |               |                 |
| Ward:           | St Faiths                                                                                                           |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is made up of a two storey semi-detached dwelling. The dwelling is constructed of red brick with tile hanging to the front elevation and pitched brown pantile roof. The dwelling has a flat roofed front porch, detached single garage to the rear, with driveway to the side of the house and access on to Bedford Close. There is a mature hedge along the front boundary, shared with neighbour 21 Bedford Close. The rear is enclosed by close boarded fencing and hedging with mature tree planting beyond the rear boundary.

The area is residential in nature. Bedford Close is largely characterised by similar style and appearance two storey semi-detached dwellings, with uniformed spacing between, created by the driveways for each dwelling being located at the side. There are other varieties of dwelling type in the immediate area including, chalet style dwellings and the two storey detached dwellings in Pook Lane, with their own distinct character.

## **2 Planning History**

APP/14/00299 - Two storey side extension and single storey rear extension with loft conversion with rear dormer and new porch. Refused - 14/05/2014 - and currently the subject of an appeal.

## **3 Proposal**

Planning permission is sought for a single storey side extension some 0.3m to the shared boundary with immediate neighbour 23 Bedford Close, which wraps around the rear corner of the dwelling creating a single storey rear extension and to the front creating a porch extension.

The side extension is 2.2m in width, 2.3m to eaves height and 3.4m to ridge height (hipped roof).

The porch extension is 1.3m in depth, 4.5m in width (incorporating the side extension), 2.3m to eaves height and 3.4m to ridge height (hipped roof).

The rear extension is 3.1m in depth, 7m in width (incorporating the side extension), 2.3m to eaves height and 3.4m to ridge height (hipped roof).

In addition there would be a rear facing flat roofed dormer that will extend across the width of the existing dwelling. The proposal also shows the removal of the front boundary hedge and provision of three on site parking spaces to the site front.

#### **4 Policy Considerations**

##### National Policies

National Planning Policy Framework, 2012

##### Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)  
CS16 (High Quality Design)  
DM13 (Car and Cycle Parking on Residential Development)

##### Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

Development Engineer - 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

##### **Summary:**

Three letters of objection (including one from the residents association).

- loss of privacy and overlooking from dormer/loft conversion
- dormer design out of character; visually intrusive and poor design
- loss of on street parking
- impact on highway safety
- damage to neighbouring property

##### **Comment:**

The majority of the issues raised in the letters of representation have been fully considered and addressed in section 7 of the report, below. With regard to the issue of possible damage to neighbouring property, this is understood to relate to existing conditions at the site and is a private matter (not a material planning consideration).

#### **7 Planning Considerations**

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The application proposes a single storey rear extension, insertion of a dormer window in the roof space at the rear of the dwelling and a single storey front and side extension. There would also be two high level roof lights in the front elevation of the dwelling.

In respect of the single storey rear extension, the eaves height and ridge height would fall within the limits allowed under permitted development entitlement. However, the depth of 3.1m takes it 0.1m above the accepted limits, without first seeking prior approval from the local planning authority. It is considered that the increase in depth of 0.1m above that allowed under permitted development entitlement would not give rise to unacceptable harm by reason of overbearing effect, overshadowing and loss of light. It is considered that permitted development, in this instance, is a significant material consideration and a valid fall back position. The comparison between what could be built without planning permission and that of the proposal is therefore a sound basis to assess impact on neighbour amenity.

Following the above comparison it is concluded that the single storey rear extension would not result in unacceptable harm to neighbour amenity.

In respect of the rear facing dormer window whilst it is accepted that this part of the development would allow for wider views, this would generally be towards the rear, obliquely looking over neighbouring gardens. It is pertinent to note beyond the rear boundary is the A27.

In respect of neighbours 35 and 37 Pook Lane there would be views towards the rear of these neighbours however there is a separation distance of some 20m from the proposal to the rear of the closest neighbour. In addition there is close boarded fencing along the shared boundaries, various outbuildings in the neighbouring gardens and planting that offer sufficient screening between the development and the neighbours ensuring there is no direct view of these neighbours.

It is pertinent to note that a rear facing dormer in the roof space of the dwelling could be constructed under permitted development entitlement, this would be similar to that of the rear dormer in 20 Bedford Close and, as with the rear extension, is a significant material consideration and a valid fall back position.

The proposal includes 2 high level roof lights in the front elevation. It is considered that due to the high level position of the windows they would offer limited views over neighbouring properties and not to a degree that would be considered unacceptably harmful.

It is therefore considered that the proposed roof accommodation and associated works would not result in unacceptable harm to neighbour amenity by reason of overlooking and loss of privacy.

The single storey front and side extension, due to its position would only impact on immediate neighbour 23 Bedford Close. It was noted that 23 had two flank windows (one at ground level and one at first floor level). Whilst it is not certain what rooms are served by these windows it is noted that dwellings along this side of Bedford Close are very similar in scale and appearance. On this basis, it is fair to assume that the dwelling is likely to be a handed view of the application dwelling, with the ground floor window likely to be a secondary lounge window and the first floor window serving the landing area. As such neither window would be a principal window serving a habitable room.

Whilst the side extension would be positioned 0.3m in from the shared boundary a 2.7m gap would separate the proposal from 23. In light of the fact that no habitable or principal windows would be affected and the development is now single storey in height to the side it is contended that this part of the proposal would not result in unacceptable levels of overshadowing, loss of light or overbearing effect. Further the three ground floor flank windows proposed would be high level and obscurely glazed, therefore this part of the development would not result in loss of privacy or overlooking. The neighbouring property (No.23) has raised no objections in terms of these aspects of the development.

For the reasons set out above it is considered that the proposed development would not unacceptably harm the residential amenities of any of the adjoining neighbours and would accord with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on the character and appearance of the area

The only element of the proposal that would be readily visible from the public domain is the formation of the parking area, the insertion of the two roof lights at the front, the front porch and single storey side extension. In respect of the roof lights it is not considered that these would materially alter the appearance of the existing dwelling and as such would maintain the existing character and appearance of the dwelling.

Whilst the formation of the parking area would be undesirable, resulting in the loss of the attractive hedge and garden area to the front of the dwelling, this could be created under permitted development entitlement, provided there was no surface water run off on to the highway. Therefore with regard to this position no formal objection is raised in respect of the parking area on character grounds. Further, due to the fact that access would be created on to an unclassified road no objection would be raised in respect of highway safety. The parking created on-site would offset that lost on street.

With regard to the front/side extension, it is worth noting that this application is a revised application following the determination of APP/14/00299 which was refused for the following reason:

*"The development by reason of its height, width and proximity to the shared boundary with 23 Bedford Close would result in the semi-detached dwelling appearing unbalanced with the erosion of space to the site. The result would be a development that creates a loss of space and openness within the street scene to the detriment of the visual amenity and character and appearance of Bedford Close. Further the proposal could lead to an unacceptable precedent, which if replicated would result in a 'terracing effect' of development along Bedford Close which would significantly alter its prevailing character and appearance. The development therefore conflicts with the*

*principles and requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework, 2012."*

The current proposal seeks to address this reason for refusal by reducing the two storey side extension to a single storey extension.

The previous refusal reason was framed on the loss of space to the side of 22 Bedford Close, which was emphasised at first floor level. It is considered that the alterations to the previous scheme offer a material difference which in turn overcomes the reason for refusal of the previous application. The development now offers a subservient form of development that maintains clear spacing to the side of the dwelling (at first floor level) and allows views through to the rear, above ground floor level, as well as maintaining the two storey symmetry of the semi-detached dwellings.

It is therefore considered that the current proposal maintains the important open and spacious characteristics of Bedford Close and respects the context of the site in a manner in accordance with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD.

## **8 Conclusion**

The development as now proposed, by reason of its scale, design and relationship to immediate neighbours would not result in matters prejudicial to neighbour amenity or significantly harm the prevailing character and appearance of the area. The application is therefore 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/14/00638 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 development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes. Any increase in hardstanding to the front of the dwelling to achieve this requirement shall be constructed of porous material and/or designed to prevent the run off of water onto the highway.

**Reason:** In the interests of highway safety and to prevent the flooding of the highway and to safeguard the amenities of the locality in accordance with policies CS15, 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 LEW 02 Rev F  
Drawing LEW 03 Rev F  
Drawing LEW 05 Rev F  
Drawing LEW 06 Rev F  
Drawing LEW 07 Rev F  
Drawing LEW 08 Rev F  
Drawing LEW 09 Rev F

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