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|-----------------|--------------------------------|---------------|---------------|
| Site Address:   | 12 Lower Road, Havant, PO9 3LH |               |               |
| Proposal:       | Single storey side extension.  |               |               |
| Application No: | APP/14/01079                   | Expiry Date:  | 24/12/2014    |
| Applicant:      | Mr Fryatt                      | Team:         | Team 1        |
| Agent:          | Mr M Holman                    | Case Officer: | Daniel        |
|                 | Holman Reading Partnership     |               | Gender-Sherry |
|                 | llp                            |               |               |
| Ward:           | Bedhampton                     |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 Lower Road is a residential road comprising detached bungalows and two storey dwellings. On the southern side of the road are agricultural fields.
- 1.2 The eastern section of Lower Road is located within 'Old Bedhampton' conservation area; the application site adjoins the Conservation Area boundary on its northern boundary.
- 1.3 No.12 is a bungalow, located on a bend and surrounded by mature trees; offering good visual protection from surrounding areas. The dwelling is set well back from the road with a large paved driveway to the front of the dwelling and some landscaping along the northern boundary. The external materials comprise concrete tiles, red brickwork and timber cladding.
- 1.4 The main garden for No.12 is located on the southern side of the dwelling.

## **2 Planning History**

None relevant

## **3 Proposal**

This application seeks permission for the construction of a side extension, located on the northern side. It will have a pitched roof matching that of the existing dwelling in both height and pitch. The external elevation to No.10 on the north side will comprise brickwork; the east and west elevations will feature timber T&G cladding.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

## Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Adjacent Old Bedhampton Conservation Area

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

#### Environment Agency, Planning Liaison - South Downs

No objections or bespoke comments were raised.

#### County Archaeologist

No archaeological issues were raised.

### **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: 5

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) Impact upon the streetscene
- (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. The proximity of the site to the Conservation Area boundary means that care should be taken to ensure that new development respects the setting of the Conservation Area.

#### (ii) Impact upon the setting of the Conservation Area and streetscene

Due to the high level of natural vegetation, comprising mature trees and well established bushes - in the summer No.12 will be well screened from the public domain from all angles except from directly in front of the dwelling. In the winter the extension will be more visible, however the use of matching materials will help to minimise any impact upon the streetscene.

In terms of design, the extension will introduce a gable feature to the eastern elevation comprised of brick (north) and T&G cladding (east and west). The proportions of the extension are such that it will form a distinctive feature on the principal elevation of the dwelling, but with materials echoing those found in varying degrees on the remainder of the dwelling, coupled with the screening available to the plot, the overall effect of the extension will be appropriate in scale, form and materials. The scale of the extension is not such as to compromise the setting of the Conservation Area.

(iii) Impact upon residential amenity

The primary neighbour bearing any impact from this proposal will be the northern neighbour named The Lodge (no.10). This neighbour sits directly north of the applicant on higher ground, with their garden separating their dwellinghouse from the proposed extension by approximately 16 metres.

No windows are proposed for the north elevation of the extension resulting in their being a net decrease in window numbers; increasing levels of privacy to the northern neighbours.

Due to the host dwelling being located directly south of The Lodge there will be some degree of sunlight lost from the end of the neighbours garden. However the overall scale of the extension will be modest and acceptable to the outlook of the adjacent property given the ground level changes and intervening garden available to No.10. During the consultation stage of this application there was no objection received and therefore it is considered that the level of impact the extension will have upon the neighbouring occupants will be limited and acceptable.

## 8 Conclusion

It is considered that the proposed side extension will not cause any significant harm to local amenity and therefore it is recommended that permission should be granted.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01079 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed plans, elevations, site plan, drawing number 8414 01B, received by the Council 29th October 2014

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

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the northern elevation without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.