
Site Address:	43 Bedhampton Road, Havant, PO9 3EU		
Proposal:	Proposed side and rear extension and loft conversion		
Application No:	APP/14/00251	Expiry Date:	16/05/2014
Applicant:	Mr & Mrs Spencer	Team:	Team 1
Agent:	Mrs Parker	Case Officer:	Daniel
	Bespoke Architects		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The applicant property is a semi detached, 2 storey residential dwelling, in a run of 9 such semi detached pairs located on the southern side of Bedhampton Road.
- 1.2 The neighbour to the east (No.41) has previously erected a 2 storey side extension with hipped roof under permission 96/61941/000.
- 1.3 All 9 pairs are set back 12 metres from the busy highway, and have gardens approximately 37metres long.
- 1.4 The boundary treatment to the front is a mixture of small trees and a well established hedge. The rear boundaries are defined by 1.8metre closed boarded fences with interspersed shrubs and small trees.

2 Planning History

98/63304/000 - Two storey side extension (east elevation) and single storey rear extension (south elevation) (Refused)

06/63304/001 - Extend roof from pitched to gable end incorporation rear dormer windows (Permitted)

3 Proposal

This application seeks permission for the erection of a 2 storey side extension with hipped roof to the east elevation. There will be two velux windows in the front roof slope serving the new accomodation in the roof space and a single velux in the rear roof slope.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document (December 2011)

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

5 Statutory and Non Statutory Consultations

Southern Water

The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please be advised of the following;

- No development or new tree planting should be located within 3 metres either side of the centreline of the surface water sewer.
- No new soakaways should be located within 5m of a surface water sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the foul and surface water sewer to be made by the applicant or developer.

Officer Comment: Informative added

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: 4

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 on neighbour amenity

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

(i) Principle of development

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

(ii) Impact on neighbour amenity

7.3 The most affected neighbour is No.41 as they share a boundary adjacent to the proposal. Consideration is however given to the fact that No.41 has previously erected a 2 storey side extension. The design proposed mirrors that of No.41, complementing it well, thus maintaining the character of hipped roofs along these properties, especially when viewed from the public realm.

7.4 There is a first floor window proposed within the south elevation of the extension which will serve a bedroom and potentially overlook the garden of No.41. In similar fashion to the above consideration, it is like for like in that No.41 have already set the precedent with their own 2 storey side extension and therefore due to no objections being received it is considered that any overlooking will be minimal and acceptable.

7.5 There is very limited impact upon the western neighbour and therefore it is considered that from their perspective this development will only serve to enhance the enjoyment of the dwelling by its occupants.

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

7.6 Originally it was proposed for a barn hip type roof design, however it was considered that this would unbalance the pair of semi-detached properties due to No.41 having already set the precedent in design and scale with their extension. Final drawings propose a full hipped roof design which is in keeping, and perfectly mirrors that of the adjacent neighbour to the east (No.41). This follows the advice provided by the Havant Borough Design Guide subsequently maintaining the character of these dwellings.

7.7 It is noted that the regular sized gap between each of these 9 pairs will be reduced between the applicant and No.41 as a result of the applicant extending, however due to the roof design being as such it is considered that the reduced gap will not cause significant detriment to the character of these dwellings.

8 Conclusion

The development by reason of its scale, design and relationship to its opposing neighbour through its roof design and moderate width would be acceptable and would not result in matter prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00251 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 hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans & Elevations drawing number PL 02A received by the Council
14th March 2014

Site Plan Drawing Number 0S A received by the Council 11th March 2014

Reason: - To ensure provision of a satisfactory development.