

DELEGATED OFFICER REPORT

Site Address:	39 Bedhampton Way, Havant, PO9 2DL			
Proposal:	Proposed single storey side and rear extension.			
Application Type:	Full Planning Permission			
Application No:	APP/25/00486	Expiry Date:	11/08/2025	
Applicant:	Diane Walker		Case Officer:	Jennie Fox
Agent:				
Ward:	Leigh Park Central and West Leigh			

Recommendation: **GRANT PERMISSION**

1	<u>Site</u>	<u>Description</u>
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- 1.1 39 Bedhampton Way is a two storey end of terrace dwelling. It is part of three rows of terraces to the south of Bedhampton Way that are accessed via a driveway to a shared parking area in the centre of the terraces. The area around the parking court is lawned and crisscrossed with narrow footpaths leading to the properties, which are further set back behind individual front gardens. No.39 is located in the south-west corner and has a large private garden that extends to the side of the property by approximately 8.4m, and at the rear is approximately 26m long and 13.6m wide. The garden has been mostly laid to lawn and is bounded by 1.8m close-boarded fencing to the south and west boundaries. To the east the boundary is a mixture of low hedging and chain link fence. The main dwelling is finished in red multi brickwork with white uPVC fenestration under a gable ended plain tile roof. There is also a small flat roofed brick garden store building detached from the house and located adjacent to the north-west boundary.
- 1.2 The area surrounding the application site is residential and is comprised predominantly of properties of a similar age and style to the host dwelling. A number of single storey rear additions can be seen, and corner plots on the opposite side of Bedhampton Way, on the junction with Stockheath Way, have previously extended to the side and rear.

2 Planning History

No relevant history.

3 Proposal

Proposed single storey side and rear extension.

Officer Comment

The description was amended with the agreement of the applicant to make it clear that the proposal would extend beyond the rear wall of the property.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5 Statutory and Non Statutory Consultations

Councillor Jason Horton
No comments received.

Councillor Munazza Faiz
No comments received.

Councillor Sharon Collings
No comments received.

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: 25

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposals include a single storey addition that would extend to the side of the property and beyond the line of the rear wall. The proposed extension would contain a kitchen and dining room, with the existing kitchen becoming a combination utility and downstairs shower room. New 1.8m high close-boarded screen fencing is also proposed to the east boundary opposite the proposed extension. Some minor alterations are shown to existing ground floor fenestration and to an existing porch roof, which would fall under Permitted Development and are not further considered here.

7.4 The proposed extension would be approximately 3.2m in width and 9.9m in length, with a maximum height of approximately 3.7m. It would level with the front of the host dwelling but would extend approximately 3.1m behind the existing rear wall. The proposed extension would be finished in brick, fenestration and roof tiles to match the host dwelling. The roof would appear as a monopitch when seen from the north and east and would have a hip to connect the two monopitch elements. The proposed extension would be set approximately 16.3m from the shared car park and a little over 50m from Bedhampton Way. Given that the proposal would be at single storey only, and would be located in a corner between two terraces, it would not appear overly prominent in relation to either the host dwelling or street scene and is overall considered to be acceptable.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 To the west is No.37 Bedhampton Way, which is the adjoining terraced property to the host dwelling. The proposals would be approximately 5.1m from the shared boundary with No.37 and would have a small secondary window to the dining room in the west elevation. Whilst the proposals would be of a small scale and set at a reasonable distance such that they would not appear overbearing or reduce light to any principal windows, the proposed window would face directly towards the rear garden of No.37.

However, the proposed timber screen fence would effectively mitigate direct overlooking and it is noted that a proposed set of French doors to the rear would result in no greater overlooking than already exists from the garden and window to the lounge. Considering the above, the impact to No.37 is considered to be limited and acceptable.

- 7.7 To the north is No.41 Bedhampton Way, which is an end of terrace property set at right angles to the application site. The property has a side entrance facing south with a small stair landing window above, and the path to the entrance runs in front of the host dwelling. The proposed extension would have a north facing kitchen window, however, as the side wall of the extension would stop approximately opposite the entrance door, the proposed window would face out to a blank wall and would have a similar relationship to the entrance path leading to No.41 as the existing property. The impact to No.41 is therefore considered to be limited and acceptable.
- 7.8 Nos.6-16 Catherington Way lie to the east of the application site. The proposals would be offset from the nearest shared boundary by approximately 5.2m and from the closest dwelling, Nos 10-12, by at least 19.8m. The properties are also well separated by 1.8m high close-boarded fencing that would prevent views from the proposed east facing door and window. A proposed rooflight within the side roof slope would be at high level. The impact to these properties is therefore considered to be limited and acceptable.
- 7.9 Nos.109-113 Blendworth Crescent lie to the south. The proposals would be at least 23.7m away from the shared boundary with these properties and 49m away from the nearest window to a habitable room. Consequently the impact to Nos109-113 is deemed to be minimal.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00486 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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 Ground with First Floor Layouts & Elevations Together with Site Location Plan BW/EXP/100/1

Proposed Ground with Existing First Floor Layouts, Elevations & Typical Section BW/PP/100/1

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Prior to construction of the extension hereby approved, close-boarded fencing shall be erected to the east boundary as shown on the approved drawing BW/PP/100/1. The fencing shall thereafter be retained as such unless otherwise agreed with the Local Planning Authority in writing.

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.