

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Single storey side and rear extension, conversion of hipped rear roof to gable end and side box dormer extension to enlarge current loft conversion
LOCATION:	48 Park Lane, Havant PO9 3HL
REFERENCE NO:	APP/25/00862
APPLICANT:	Mrs L Quinn
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	26/11/2025
APPLICATION EXPIRY DATE:	30/12/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The property lies to the east of Park Lane in Bedhampton in an area characterised by a mix of bungalows, chalet style properties and two-storey houses. Many of the bungalows have been altered with first floor accommodation and dormer windows.
- 1.2 The property is a bungalow with rooms within the roof space. The building has a brick plinth and cream coloured render above and brown roof tiles. No.48 has a south side flat roofed extension, rear conservatories and rooflights to all sides. To the south No.46 is set forward with a rear pitched roof extension with rooms in the roof and a rear conservatory. No. 50 to the north is set back from the application property and has a flat roofed rear extension.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

3. Proposal

Single storey side and rear extension, conversion of hipped rear roof to gable end and side box dormer extension to enlarge current loft conversion

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester
Harbour Area of Outstanding Natural Beauty N/A

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: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

Southern Water have no objections to the proposed single storey side and rear extension

Southern Gas

No comments received

Officer Comment: *An informative in relation to the gas network is recommended.*

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9 (No comments received)

Material planning considerations are addressed in Section 7.

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) Parking
- (v) 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 site is located in an area of mixed dwelling types and designs with previous alterations to domestic properties having taken place.
- 7.4 The alterations are mainly to the side and rear of the property and from Park Lane would be recessive in the street scene. The south side dormer would be the most significant change from the public viewpoint. This feature would be set below the ridge and back from the front of the property.
- 7.5 The hip to gable alteration to the rear elevation is considered acceptable and would not detract from the character and appearance of the area.
- 7.6 The materials would generally match the existing materials but with Cedar cladding or similar horizontal boarding to the new gable end to the rear. This is considered acceptable.
- 7.7 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) 2011. 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

- 7.8 The most impacted properties are considered to be No's 46 and 50 Park Lane and 2 Barnes Way.
- 7.9 In relation to No. 46 this property lies to the south of the application site and this reduces any potential impact on sunlight. The proposed south facing dormer would feature a high level window (minimum cill height 1.7m) which would be obscure glazed; a rear facing bathroom window in the dormer would also be obscure glazed. This would prevent overlooking concerns. The single storey side extension is flat roofed and the boundary features a fence. The conservatory at No.46 features obscure glazed windows facing north. It is considered that the dormer and side extension would have a limited and acceptable impact on No. 46.
- 7.10 No. 50 lies to the north of the application site and the hip to gable and rear extension are set closest. The hip to gable would increase the mass and bulk of the application site roof as viewed from No.50, however any impact to the front windows of No. 50 is modest given the alignment of the two properties. The rear extension would face a blank flank wall and is considered acceptable. The side rooflights are already in place and serve bedrooms (this would continue to be the case).
- 7.11 The new rear gable would feature a first floor bedroom window. This would face down the application site garden and the property to the rear (2 Barnes Way) is set approximately 49m from this window. This separation distance would not result in unacceptable overlooking issues.
- 7.12 The proposal is considered to have an acceptable and limited impact on neighbouring properties. It is noted that no objections have been received to the proposals.

(iv) Parking

- 7.13 The property would remain a 4 bed property and there is no increase in parking required. It is noted that the frontage of the site includes parking for at least three cars meeting the requirements of the Council's Parking SPD.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered acceptable in principle, has an acceptable and limited impact on the character and appearance of the area and on neighbours' residential amenities. The proposal is considered acceptable.

9. **RECOMMENDATION:**

That the Development Manager be authorised to Approve Planning with Conditions for application APP/25/00862:

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Proposed Location and Site Plan Drawing No. PL02</p> <p>Proposed Ground Floor Plan Drawing No. PL02</p> <p>Proposed First Floor Plan Drawing No. PL03</p> <p>Proposed Elevations Drawing No. PL04A</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p>

	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	<p>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the wet room window in the first floor on the south facing elevation shall have a minimum cill height of 1.7m above finished floor level and be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and be retained as such thereafter.</p> <p>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.</p>

Informatives:

5	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit.</p>
6	<p>Southern Gas Networks - Overbuild Advisory Note</p> <p>There are a number of risks created by built over gas mains and services; these are:</p> <p>Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.</p> <p>Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.</p> <p>Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.</p> <p>Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:</p> <p>1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and</p>

	<p>2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:</p> <p>Phone 0800 912 1722 / Email plantlocation@sgn.co.uk</p> <p>In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated. Further information on safe digging practices can be found here:</p> <p>Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely</p>
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