

DELEGATED OFFICER REPORT

PROPOSAL Proposed double storey side and rear extension with alterations to fenestration.

LOCATION: 11 Park Lane, Bedhampton, Havant, PO9 3HG

REFERENCE NO: APP/26/00142

APPLICANT: Mr Olgerts Ludans

APPLICATION TYPE: Householder planning permission

CONSULTATION EXPIRY DATE: 26/03/2026

APPLICATION EXPIRY DATE: 29/04/2026

WARD: Bedhampton

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

- 1.1 11 Park Lane is a two storey detached dwelling on the western side of Park Lane. The property is finished in red and brown brick with dark cream rough finished render to the front elevation at first floor and vertical timber cladding to a bay window. Fenestration is a mixture of white uPVC and painted softwood with stone lintels and cills under a hipped roof in slate with exposed eaves. To the south of the main dwelling there is a detached flat roofed double garage in brick set back from the vehicular access behind an area of hardstanding. The hardstanding continues across the front of the property and there is a second vehicular access adjacent to the north boundary. Between the two access points the frontage is bounded by approximately 1.8m high close-boarded fencing with approximately 1m high fencing to the north and south boundaries. There is a side gate between the main dwelling and the garage leading to an approximately 25.3m long and 15.6m wide garden that has been mostly laid to lawn. The garden is surrounded by high, dense hedge planting. At the time of visiting the site, there was a small outbuilding behind and to the north side of the dwelling that does not appear on the existing plans.
- 1.2 The area immediately surrounding the application site is primarily residential and consists of one and two storey dwellings in a variety of styles and materials. Properties on the western side of this section of Park Lane are set within generous plots.

2. Planning History

No relevant history.

3. Proposal

Proposed double storey side and rear extension with alterations to fenestration

Officer Comment

The application description was revised to include proposed changes to fenestration.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Neos Networks (Southern Gas) – IM and MP Pipelines

We acknowledge with thanks your request for information on the location of our assets.

If you're laying your own services, follow your HSG47 safe dig procedures. There is no need to contact us for permission to dig or arrange supervision.

If you have determined your works may impact our existing apparatus, then please contact alterations@neosnetworks.com to progress the diversion process.

To start the process, we will require the following information:

- A covering letter or details on the email
- Plans / maps showing existing & proposed conditions (min 1:500 scale and PDF format if emailed)
- Overview of scheme, with timescales and approx. post codes.
- Scheme cost apportionment information with confirmation of who the works principal is (the person or company funding your project)

Officer Comment

The property is existing and there is no suggestion that new services will be required.

Ecologist

No comments received.

Councillor Liz Fairhurst

No comments received.

Councillor Philippa Gray No comments received.
Councillor Michael Lind No comments received.

6. **Publicity and 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: 10

Number of site notices: 0

Statutory advertisement: N/A

Number of representations received: 1

Comments	Officer Comments
<p>Whilst we have no objection to the development itself, we have concerns regarding traffic management during construction phase of the works.</p> <p>[Redacted], vehicles parking immediately outside of the works would make access and egress [Redacted] problematic.</p> <p>[Redacted] the road will be temporarily blocked off.</p> <p>Mindful that this section of the Park Lane is often busy due to local school traffic, highway safety may well be compromised.</p> <p>Other than offloading, we request that construction phase site traffic is restricted from parking on this section of the road.</p>	<p>Due to the relatively small-scale nature of the proposed works any disruption would be temporary in nature, thereby limiting the impact to local residents. It is noted that there is no objection to the development itself.</p>

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 provision
- (v) Developer contributions
- (vi) Biodiversity Net Gain (BNG)

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 comprise a two storey extension behind and to the side of the host dwelling, connecting to a first floor addition above the existing garage. The garage would also be extended to the rear and new windows are proposed to the side elevations.

7.4 The proposed extensions would appear as three elements. The rear extension immediately behind the main dwelling would be 5.35m deep and would match the height and form of the existing roof. It would be in brickwork to match existing and, although not prominently visible within the street scene, would appear as a continuation of the host dwelling when seen at an angle on approach to the site from the north. The roof was significantly revised following discussions with the agent as the originally submitted design was approximately 0.7m above the existing ridge height and there were concerns that it would appear overly bulky, particularly in contrast to the single storey dwelling either side.

7.5 As part of the revisions, the eaves of the side addition were dropped so that proposed windows at first floor would be half dormered. A new front facing window was also revised to more closely match existing fenestration proportions; smaller side facing windows proposed to the first floor would be similarly in keeping. The side addition would sit partially above the garage, which would be extended to the rear by 1.73m to align with the rest of the extensions and would become integrated with the house. A new pitched roof is proposed over the remainder of the garage so that it would remain partially single storey. The revised proposals would provide a more suitable visual transition from single to two storey, and it is also noted that the additions would be well set back from the established building line so that they would not appear overly prominent in the context of the street scene. To the side of the garage there would be a new door to a linking hallway between the garage and main house. As this would be of a utility door type design and set back behind the existing driveway it is considered that this would clearly be read as a secondary access, in comparison to the main entrance door with its arch feature inset porch.

7.6 When taken as a whole, the proposals would be similar in scale to the nearby property at No.3 Park Lane, alterations and additions which were approved under APP/15/01371. The design would also be comparable in having a single storey garage leading to a two storey main dwelling and could be comfortably accommodated within the extent of the site, given the overall plot size. The agent has confirmed that materials would match those of the existing dwelling, noting that the intention is to replace the existing cream render, which has become somewhat discoloured, with new white render. Considering all of the above, the proposals are deemed to be 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). 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 No.9 Park Lane is a detached bungalow to the south of the application site. It has a rear conservatory and lean-to extension, offset from the shared boundary by approximately 3.8m so that it is clear of a rear facing bedroom window. The side windows of the conservatory are obscure glazed, and the main bungalow has no north facing windows. In terms on potential impact to the bedroom window the proposals would meet 45 degree overshadowing guidance as set out in Sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011), due to the transition from two to single storey, and are not considered to result in an undue sense of overbearing for the same reason. The impact to No.9 is therefore considered to be limited and acceptable.
- 7.9 No.13 Park Lane lies to the north of the site and is another detached bungalow. The driveway of No.13 lies between the two properties and leads to a single garage at the rear. The proposed extension would stop approximately 4.8m short of the rear of the garage so that any overshadowing from the development would fall on the driveway rather than the dwelling or private garden. A new north facing first floor window would serve a bathroom and it is recommended that the window is conditioned to be obscure glazed with restricted opening in the interests of neighbour privacy. Any views from a proposed north facing ground floor window would be obscured by the existing boundary fencing. Subject to the recommended condition, the impact to this property is considered to be limited and acceptable.
- 7.10 To the rear is No.30 Hulbert Road, which is a semi-detached two storey dwelling. No.30 has previously been extended to the rear at single storey and has an approximately 39m long garden behind the extension, with outbuildings adjacent to the rear boundary. As such the proposals would be at least 60m from No.30 and are considered to result in minimal impact to this property.
- 7.11 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) Parking provision

- 7.12 The proposals would increase the number of bedrooms from three to four and therefore sufficient parking for three vehicles is required. The existing double garage and area of hardstanding in front would be retained and is considered to provide sufficient on-site parking for four vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Developer Contributions

- 7.13 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) outside of Emsworth and Hayling Island.

- 7.14 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 103.8 sqm which generates a total CIL liability of approximately £8,304 plus indexing. It is noted that a self-build residential extension exemption has been claimed in relation to the development.

(vi) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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, with adequate on-site parking provided. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00142 subject to the following conditions:

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 Floor Plans (including Location Plan) 9217 01
Proposed Floor Plans 9217 02 A
Proposed Elevations 9217 03 A
Email received 19 May 2026

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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 100mm restrictor arms and shall be retained as such thereafter.

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.

Informatives:

- 1 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:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.