

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Roof alteration, existing dormer extension to first floor, ground floor rear extension
LOCATION:	22 Park Lane, Bedhampton, Havant, PO9 3HH
REFERENCE NO:	APP/26/00244
APPLICANT:	Paul and Kaz Hamson
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	
APPLICATION EXPIRY DATE:	09/06/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The property comprises of a semi detached bungalow located in Bedhampton. The property features a front and rear garden with a garage and parking to the side. The property's materials feature blue paintwork for the external walls and brown concrete tiles in a pitched roof.

2. Planning History

No relevant history

3. Proposal

- 3.1 Roof alteration, existing dormer extension to first floor, ground floor rear extension

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 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

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water	<p>The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.</p> <p>Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.</p> <p>Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.</p> <p>Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.</p> <p>Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,</p>
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	West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk
Southern Gas - IM and MP Pipelines	No comments received
Councillor Liz Fairhurst	No comments received
Councillor Philippa Gray	No comments received
Councillor Micheal Lind	No comments received

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.

Number of neighbour notification letters sent: 7

Number of site notices: 0

Number of representations received: 0

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) 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

Rear extension

7.3 The extension would be single storey and would be modest in depth and would partially replace an existing rear conservatory, with regards to these considerations the rear extension is considered to have an acceptable impact upon visual amenities.

Rear dormer

- 7.4 The proposal includes a rear dormer which would be a substantial enlarged dormer to be constructed on the rear elevation on the first floor. The Havant Borough Design Guide SPD states that *"Dormers are considered an acceptable way of "providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. The guide also states that "Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof".*
- 7.5 The wide width and monopitched roof proposal would result in a dormer with a substantial bulk and mass that would dominate the rear roofslope and would be contrary to the guidance contained within the SPD, albeit it is set down from the ridge line of the host dwelling by approximately 32cm and would be set in from the gable ends by approximately 35cm. The dormer would not be readily visible upon the streetscene at helping minimise its impact upon visual amenities. Furthermore, there is a permitted development fallback position under Schedule 2, Part 1, Class B for rear dormers of a similar scale. With regards to this, the proposed dormer is on balance considered as acceptable.

Roof alteration

- 7.6 The proposal also includes a hip to gable alteration to the property, whilst most properties nearby feature hipped roofs, there is a prominent crown roofed property at No.18 Park Lane and a gable property at No.12 Park Lane as such, on balance the roof alteration is not considered to be out of keeping with the character of the area and would not result in material harm to visual amenity.
- 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

Rear extension

- 7.8 The rear extension would acceptably impact properties to the front and rear of the application site. The extension would feature a sufficient separation distance from No.24A to the north of the application site to prevent unacceptable impacts. Fenestration would face the rear garden, which is considered acceptable. Regarding overbearing and overshadowing impacts, the agent has provided 45-degree angle tests in accordance with Figure 5.12 of the Havant Borough Design Guide SPD regarding height and depth regarding No.20 Park Lane. The plan shows that the height test would be passed, and the Havant Borough Design Guide SPD considers a proposal to have an unacceptable impact if both tests are failed. Regarding this, the proposal is considered to have an acceptable impact regarding overshadowing and overbearing concerns.

Rear dormer

- 7.9 The rear dormer would feature rear fenestration which at most would provide oblique views which is considered as acceptable. There would be a side window, however the agent has amended the plan to show this as obscure and high level which will be conditioned if permission is forthcoming and it would have an acceptable impact regarding overlooking. Regarding overshadowing and overbearing concerns, the dormer would primarily impact No.20's roof and to the side of No.22, with the dormer featuring a sufficient separation distance from No.24A to prevent unacceptable impacts.

Roof alteration

- 7.10 The roof alteration for a hip to a gable roof, would acceptably impact properties to the front and rear of the application site. No.20 to the southern side of the application site would be acceptably impact as the existing host dwelling would shield the impacts of the proposal. Regarding No.24A to the north the hip to gable alteration would feature a separation distance to the boundary of approximately 6.1 metres which would mean impacts would be limited and acceptable.
- 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) Biodiversity Net Gain (BNG)

- 7.12 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 on balance 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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00244

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:

Drawing Number: 22 PL 01 C: Proposed and existing elevations and floor plans:
Uploaded 01/06/2026

Drawing Number: 22 PL 04: Amended existing and proposed roof plans: Uploaded
01/06/2026

Drawing Number: 22 PL 02 B: Amended location and block plan: Uploaded
01/06/2026

Drawing Number: 22 PL 03: 45 Degree angle test (Height and Depth): Uploaded
01/06/2026

Reason: To ensure provision of a satisfactory development.

3. 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.

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 Town and Country Planning (General Permitted Development) Order 2015 (as amended), the side dormer windows serving an ensuite on the plans hereby approved shall be glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and shall have a cill height that is no less than 1.7 metres above finished floor level 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:

Your application was acceptable as submitted and no further assistance was required.

2. Southern Water has left the following comments for the applicant during the application process:

Development Site is not within Southern Water's Supply Area The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker. Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development