
Site Address:	127 Lovedean Lane, Waterlooville, PO8 9RW		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/24/00701	Expiry Date:	21/10/2024
Applicant:	Mr & Mrs Selfe		
Agent:	Mr Bramble	Case Officer:	Josephine Lacey
	Both Creative		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

127 Lovedean Lane, Waterlooville is a detached hipped roof bungalow on the west side of Lovedean Lane. The elevations are brick and render, and the roof is tiled. The windows are white uPVC. There is a detached garage to the rear that is visible from the public realm as it is to the side of the dwelling, and there is a hardstand drive that runs adjacent the dwelling to the garage. There is also a gravel/ pebble drive to the front of the dwelling. To the front boundary is a low level brick wall. To the side boundaries are low level hedges towards the front of the property.

2 Planning History

None recent or relevant.

3 Proposal

Single storey rear extension

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)

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

5 Statutory and Non Statutory Consultations

Councillor Ann Briggs

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

Portsmouth Water Company

Portsmouth Water have reviewed the application and associated documents for APP/24/00701 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission.

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: 5

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 proposal is for a single storey rear extension. It would have a hipped roof and

would be approximately 3.7m in height, approximately 1.2m higher than the adjacent detached garage. There would be double glazed bi-fold doors in the south elevation that would face the garage. There would be a uPVC window within the rear elevation. To the north side elevation, there would be a uPVC window. Along this side, the extension would be approximately 9.8m from this part of the stepped rear elevation. The proposal would facilitate a rear lounge and bedroom.

- 7.4 The proposed materials would be to match the existing dwelling.
- 7.5 The proposal would be to the rear and therefore mostly screened by the main dwelling and not visible from the public realm.
- 7.6 The plans also show a roof extension, though this can be completed under permitted development rights. There are also two windows shown on the plans within the existing dwelling on the north side, though they are obscure glazed
- 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 To the north is No. 129 Lovedean Lane, which is approximately 3m from the north elevation of No. 127. There would be a side window facing this dwelling, as well as two obscure-glazed side windows, though this is similar to the existing context and the non-obscure window would not directly face windows within this neighbouring dwelling. In terms of impact on privacy to this neighbouring dwelling, the proposal is therefore considered acceptable. The proposal would extend past the rear elevation of No. 129 by approximately 4.4m. This is considered acceptable, and any loss of light or outlook as a result would be limited and acceptable. Furthermore, it is not considered that the proposal would be overbearing on this neighbouring dwelling.
- 7.9 To the south is No. 125 Lovedean Lane. This dwelling would be approximately 9.6m from the proposal. Between the proposal and this dwelling are the detached garages of both No. 125 and 127. It is therefore considered that impact on privacy, light and outlook would be limited and acceptable and it is not considered that it could be overbearing.
- 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.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00701 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:

Uploaded 12 Sep 2024 - BLOCK PLAN
Uploaded 12 Sep 2024 - LOCATION PLAN
Uploaded 12 Sep 2024 - PROPOSED ELEVATIONS AND SECTIONS
Uploaded 12 Sep 2024 - PROPOSED PLANS

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.