
Site Address: 31 Lovedean Lane, Waterloooville, PO8 8HJ
Proposal: Demolition of rear conservatory, construction of side and rear extensions, construction of new roof to form first floor accommodation and internal alterations.
Application Type: Full Planning Permission
Application No: APP/23/00795 Expiry Date: 07/11/2023
Applicant: Mr Poynter
Agent: Mr Ralph Case Officer: Joseph Toole
 JM Ralph Associates
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

31 Lovedean Lane, Waterloooville, is a detached bungalow located to the south side of Lovedean Lane. The property comprises of white render and concrete roof tiles. Vehicular access is from Lovedean Lane with parking to the front.

The bungalow is located within a residential area with a mixture of one and two storey properties, differing in style, size and appearance.

2 Planning History

04/70014/000 - Conversion of garage to living accommodation and single storey extension between garage and dwellinghouse., PERM,19/01/2005
APP/11/00214 - Crown reduce by no more than 2.0 metres overall, crown thin by no more than 15% mainly via the removal of deadwood and rubbing branches and crown raise to no higher than 3.5 metres above ground level to 4No. Oak trees, subject to TPO 1893., PERM,23/06/2011

3 Proposal

The proposal includes the construction of a new roof to form first floor accommodation, the demolition of the rear conservatory and the construction of side and rear extensions.

During the process of the application revised plans have been submitted which did the following:

- Reduced the proposed ridge height
- Removed the proposed rear balconies - replaced with two Juliet balconies
- Reduced width/depth of the proposed extensions

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

5 **Statutory and Non Statutory Consultations**

Councillor Andrew Briggs
No Comment.

Councillor D Keast - Cowplain
No Comment.

Councillor Neil Bowdell - Cowplain
No Comment.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 - 1 objection 2 support

Comment	Officer Comment
Original plans	
Taller than neighbouring houses, out of keeping with the area	Please see Section 7. Amended plans have been provided.
When the application states "add second floor"	No second floor will be added

With regards to 4 Lovedean Lane, if the applicants of 31 Lovedean Lane consider adopting that style, layout and use of materials for the frontage it will be more sympathetic to the area, be of higher quality design and actually attractive.	Please see Section 7.
Water run off concerns	This would be dealt with under building regulations
Full width balcony at the back will result in overlooking	Amended plans have been provided removing the balcony
The design is not environmentally friendly	This is not considered of relevance.
The application design is generally of low quality and with no consideration to its surroundings or neighbours.	Please see Section 7.
Previous applications in the road had to be amended or were turned down due to their low quality design, impact of crowding the road and impact on neighbours. This current design falls in all three of these categories.	Noted
If the applicants submit alternate designs that are more sympathetic to the area, are of higher quality design and use more traditional materials we will support their desire to extend their family home, but currently we cannot.	Noted
Revised Plans	
Support proposal	Noted

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 matters

(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 proposed works would involve revised changes to the property's external appearance. On the ground floor it would have coloured render and on the first floor cement Cedral cladding. On the roof the property would have concrete roof tiles to match the existing property. These alterations are considered to be of modern contemporary design deemed appropriate within the context of the area which have a mixture of finishes, sizes and designs.
- 7.4 The proposed works would increase the height of the property by approximately 4.1 metres to a height of approximately 8.7 metres. This is due to the design of the proposal which incorporates a high pitched roof with the gable end fronting onto the highway. The proposal would also go across the majority of the site, with a 0.6 -1 metre separation distance with the boundary to the east. To the west the proposal goes up to the boundary at the front of the site, dog legged approximately 6 metres from the front elevation. The dog legged section would have a separation distance from the side wall of No.1 Brooklands Vale of approximately 3.3 metres. Whilst it is acknowledged that the proposal is large in relationship to the existing dwelling, it would sit comfortably within the plot, being reflective of large properties within the immediate street scene which are a similar scale to the proposal. In particular, No.34 Lovedean Lane opposite the application site has a similar design to the proposal with a height of approximately 8.7 metres. As such, the proposal is considered to have an acceptable impact on the character of the area.
- 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 The proposed works to the front of the property would not have an adverse impact on the properties opposite.
- 7.7 On the east side facing No.29 Lovedean Lane the property would come closer to the shared boundary. The property would have a separation distance from its side wall and the side wall of No.29 Lovedean Lane of approximately 4.6 metres. Whilst the proposed works would come closer to the shared boundary and extend further along the boundary it is not considered to have an adverse impact upon the occupiers of No.29 in terms of loss of outlook and appearing overbearing due to the separation distance. There would be two windows on the ground floor serving the games room. These views would face out onto the side wall of No.29 partly screened by the existing hedging. These views are not considered to cause harmful overlooking as it would not face out onto their direct private amenity space. At first floor level there would be four rooflights. These would be above 1.7 metres in floor level thus not considered to cause harmful overlooking.

- 7.8 On the west side facing No.1 Brookland Vale the proposal would be located closer to the shared boundary at the front, then dog legged 6 metres back - which increases the separation distance from the shared boundary. At this point the proposal would have a separation distance from its side wall to the side wall of No.1 of approximately 3.3 metres. There is a ground floor window on this side of No.1 Brookland Avenue serving a kitchen/dining room. Whilst the proposed works would result in some loss of outlook from this window it is not the only source of light into this room as there is a window to the front of the property. As such it is not considered to have an such an adverse impact to warrant a refusal. As the proposal would increase the size of the property to the rear, a 45 degree plan as requested to assess the proposal's impact on the ground floor rear doors at No.1. This was provided which shows it would not cause a noticeable reduction in sky light received by the doors in accordance with the Havant Borough Design Guide SPD and as such deemed to not to have a significantly and demonstrably harmful impact on the outlook of No.1 to warrant a refusal.
- 7.9 To the rear there would be doors on the ground floor facing out on the rear garden. These views would be screened by existing 1.8 metre high fencing on all sides therefore not considered to cause harmful overlooking. At first floor level there would be two Juliet balconies serving bedrooms. Whilst these are considered to create some forms of overlooking into the private amenity space of No.3 Brookland Vale to the west due to the Juliet balconies' placement in the roof away from the property, with such views partly obscured by an existing garage within the rear garden of No.3. The views would be similar to existing overlooking currently created from the rear dormers at No.3. As set out in the Havant Borough Design Guide, it is recognised that some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. On balance the proposal is not considered to have an adverse impact to warrant a refusal. The proposed Juliet balconies' would also have views into the rear garden of No.29 Lovedean Lane to the east. As these views would face out onto the rear part of the neighbour's garden and not their direct private amenity space it is considered on balance to be acceptable. It is worth noting No.29 has first floor Juliet balconies facing over part of the application site having similar views to the proposal.
- 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).

(iv) Parking matters

- 7.11 The proposed works would increase the number of bedrooms from 4 to 5. There is sufficient space to the front of the property to provide 3 car parking spaces therefore complying with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(v) CIL

- 7.12 The proposed development is over 100sqm therefore CIL liable. The applicant has submitted a residential extension exemption claim.

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/23/00795 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:

Location Plan, Proposed Site Plan and Section - 23/051/005 P5
Proposed Ground Floor, First Floor Plan, Proposed Elevations - 23/051/004 P6
Proposed Street Scene Plan - 23/051/006 P4

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.