
Site Address:	51 Kingscote Road, Cowplain, Waterloooville, PO8 8QD		
Proposal:	Construction of two storey side extension with internal lift.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00828	Expiry Date:	25/12/2023
Applicant:	Mrs Howard		
Agent:	Loretta Taylor	Case Officer:	Ikrame Essalih
	Thorns - Young Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 51 Kingscote Road, Cowplain, Waterloooville is a semi-detached two-storey dwellinghouse with detached garage to the rear west side. The house is constructed in facing bricks with khaki tile hanging on first floor level at the front elevation, elements of stone cladding with a brown gable roof crossed with a hipped roof at first floor rear extension.
- 1.2 The site is located on the north side of Kingscote Road. The front of the property comprises a paved driveway leading to a rear access and an unused existing garage, and a retained grass area surrounded by a low boundary brick wall which is also forming part of the front boundary.
- 1.3 The surrounding area is mainly residential with medium density and comprising two-storey detached and semi-detached properties and some terraced houses with similar heights and design and other differing. It is noted that the streetscene setting is resulting in different separating gaps between properties.

2 Planning History

03/69066/000 - First floor extension to rear., PERM,13/01/2004
APP/15/00457 - Removal of lowest branch of 1No. Oak (T1) and two smaller branches over garage, subject to TPO 1983. , PERM,19/06/2015
APP/18/01117 - Remove 7m of lower branch 1No. Oak, overhanging garden of No. 49 Kingscote Road (as shown in the photo supplied with the application), subject to TPO 1983.
, PERM,11/01/2019

3 Proposal

The proposal incorporates the construction of a two-storey side extension with a pitched roof on the east side of the dwellinghouse. The extension would be containing an internal lift and a toilet.

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)
DM7 (Elderly and Specialist Housing Provision)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application form confirms that there is no intention of any works to trees to implement the planning permission in full. The local authority would need to be notified if any works were required to the mature oak tree subject to Tree Preservation Order (1983).

The oak tree subject to the TPO is in the rear garden, to the north of the property. Due to the distance between the tree and the development area, plus the existing area of hard standing at the front of the house, which would allow for the delivery and storage of materials, the development would not have a detrimental impact on the surrounding trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Conclusion: **NO OBJECTION**

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments received.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received</u>	N/A

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
- (v) Trees protection

(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 consist of the erection of a two storey side extension to the east side of the residence. The extension would incorporate an internal lift for elderly use to the front part and a toilet to the rear part at ground floor level. The extension would be set back by approximately 1.3 metres from the main building line, protruding by 1.5 metres from the side elevation with a depth of approximately 4.9 metres. Furthermore, the amended plans show that the ridge height would be lowered by approximately 600 mm compared to the existing. Therefore, the design and scale of the proposed extension would result in a subservient appearance to the main dwellinghouse and to the neighbouring properties concurring with Havant Borough Council Design Guide.

7.4 In terms of materials and fenestration, the extension be constructed in brick with a gable roof of similar design and pitch to the existing while the proposed windows on the side elevation of the original dwelling would be reused and kept at the same position with the addition of a new window serving the toilet at rear elevation. These works are considered to be in keeping with the context of the main dwellinghouse.

7.5 The proposed two storey extension would be visible from the public realm, though it would be limited to some vantage points within Kingscote Road by dint of being sufficiently set back from the front building line and by approximately 600 mm from the side boundary. Furthermore, it is noted that there are different separation gaps between properties along the main street due to the variety of dwelling types and size. Therefore, it is considered that the proposal would result in a limited and acceptable

impact to the streetscene and the character of the area.

- 7.6 Considering all the above, the design and appearance of the proposal is deemed appropriate in context to the main building and the streetscene 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 and character of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed side extension would be positioned at approximately 600 mm from the boundary line at the east side, therefore the neighbouring property at No.53 Kingscote Road would be the closest to the proposed side extension. It is noted that there is no fence or boundary wall separating the two properties at the front and side front, while there is an access door to the rear of property No.53 and a door of unused garage at the same level. Though the extension would result in narrowing the gap between the two properties, it is considered that the remaining distance would be appropriate as all proposed side windows would be obscure glazed and the side window on the neighbouring property is serving a landing. Therefore, it is considered that the impact on the neighbouring property would be limited and acceptable.
- 7.8 On the west side of the property, the main building would be mainly screening the extension by dint of its size, scale and position. Therefore, it is considered that no adverse impact would result from the proposal to the neighbouring properties on this side.
- 7.9 On the south side, it is considered that the existing properties facing the front elevation are located at a sufficient distance to receive any detrimental impact resulting from the proposal.
- 7.10 To the rear of the property, there is a mature oak tree which would be mainly screening the extension in addition to the existing fence. Furthermore, the properties on the north side are considered to be at sufficient distance to receive any adverse impact from for the proposed development.
- 7.11 Overall, it is considered that the proposed development would not be dominant or appear overbearing or lead to overlooking 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 matters

- 7.12 The property contains two existing bedrooms and a study at first floor level. Currently, there is provision for potentially one car at the front of the property and driveway. However, based on the submitted plans and further to the site visit, it is noted that the existing vehicular access to the garage is not viable due to the narrow distance of 2.1 metres from the side elevation to the east boundary line. Furthermore, the proposal is not resulting in the addition of a bedroom to the property. Therefore, considering that permitting the erection of the side extension would not materially alter the current vehicular provision, it is deemed that reducing the width of a non-viable access to an existing unused garage to provide the minimum lawful space for an internal elderly lift would not be a justifiable reason to refuse the proposal.

(v) Trees protection

- 7.13 Acknowledging that there is an existing TPO tree within the curtilage of the application site, the proposed side extension, closer to the front, would be located at a sufficient distance to not impact the tree located at the rear boundary of the site. Further to consultation, the Council's Arboriculturist raised no objection the scheme.

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/23/00828, 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:

7204.23 REV A AMENDED EXISTING AND 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.