
Site Address: 27 Park Lane, Cowplain, Waterloooville, PO8 8AD
Proposal: New 1st floor accommodation with dormers, 2 storey front extension, raise height of roof, rear extension.
Application Type: Full Planning Permission
Application No: APP/23/00858 Expiry Date: 09/01/2024
Applicant: Mr J Murray
Agent: Mr M Wilkes Case Officer: Tina Pickup
 M2 Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached bungalow located on the north-eastern side of Park Lane opposite The Queen's Enclosure. It is currently grey painted render below a red plain tiled roof with front gable feature. It has a flat roofed single storey rear extension/conservatory adjacent the south western boundary. The bungalow is set back about 30m from the highway with a rear garden of some 25m. There is a brick and pier front boundary wall with curved vehicular access. A previous timber front garage has been demolished. There are some old fir trees behind the front wall and whilst these provide some screening they are not worthy of a TPO. To the rear the garden is enclosed with a mix of fencing and there is p.d. summer house and patio area against the rear boundary.
- 1.2 This section of Park Lane is largely characterised by chalet bungalows but with a varied siting - most are linear frontage set back about 9m but there are three that are set back about 30m: number 25, the application site (27) and number 28 adjacent. Number 25 has implemented permission APP/17/01240 for extensions to the house although an approved replacement front garage has not been implemented. Number 28 adjacent has a recent permission for an increase in ridge height and extensions to the house (APP/20/01218) which are currently being implemented on site. Number 26 to the north east is also a chalet bungalow with large flat roofed dormers, but set in a forward position.

2 Planning History

01/57663/003 - Alterations and additions at first floor level to form new 4 bedroom house, new detached double garage to front and detached garden room and building to rear., PERM, 21/01/2002

92/57663/000 - Single storey rear extension. PERM

06/57663/004 - To build one detached property in front garden using existing access as shared - Withdrawn

06/57663/005 - Outline application for 1 No. detached dwelling house - Refused 20/09/2006 *Shown at front of site & refused for 4 reasons: over-development; harm to neighbouring properties; 2 storey out of keeping; parking & turning inadequate*

APP/10/00304 - Single storey rear extension - Permitted 17/08/2010 and implemented

Also current application on site - currently in negotiation re size & scale:

APP/23/00847 - Replacement garage with ground floor store and first floor home office and store.

3 Proposal

- 3.1 New 1st floor accommodation with dormers, 2 storey front extension, raise height of roof, rear extension.
- 3.2 The proposal would result in an increase in ridge height of about 1.7m but eaves line would remain. A front forward extension of 3m x 6m would enlarge the existing front gable feature and two pitched roof dormers are proposed in the front roof slope. At the rear a 4.1m deep single storey flat roofed extension with roof lanterns would largely infill to align with the existing rear projection. In addition the rear gable would be enlarged with Juliet balcony and an additional pitched roof dormer. Red plain tiles would be used to match with a mix of white render elevations, grey cladding to dormers and feature split faced tiles to the front gable feature.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Parking
- (v) CIL

(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 increase in ridge height would be similar to that currently under construction at number 28 adjacent - although that has half hipped ends. The retention of the existing eaves line resulting in a contemporary chalet design is considered appropriate and in keeping with the chalet profile of the majority of dwellings in the vicinity. Due to the significant set back of the property the site can accommodate the front extension without harm to the street scene. The proposed mix of materials are also considered acceptable to the context of the site.

7.4 Overall it is not considered that the dwelling would appear over dominant or prominent in the street scene given its set back siting. The design and appearance of the proposal is deemed appropriate in context to the street scene 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

7.5 The separation from the rear of number 26 would be slightly reduced by virtue of the central front extension, and the perception of being overlooked by the occupiers of number 26 from the glazing in the front gable would also be slightly increased. Combined with the increased height this would alter the outlook from number 26 but the closest first floor window in the rear dormer of number 26 is an obscure glazed bathroom window. With boundary fencing and some mature hedging above, the actual cross overlooking between dwellings would be minimal. It is not considered that the proposed alterations would actually result in any loss of privacy to the occupiers of 26.

- 7.6 To the rear a Juliet balcony is proposed but the separation distance to the properties in Pine Tree Gardens is about 30m with intervening boundary structures providing some screening. The single storey rear projection would approximately align with the rear extension of number 28 currently under construction and this has a pitched roof which would itself provide some screening from the proposed Juliet balcony.
- 7.7 Overall 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

- 7.8 The dwelling currently has 3 bedrooms and as a result of the proposed development would have 5 which triggers the need for 3 on site parking spaces to meet the adopted Parking SPD. The site benefits from a large frontage which is mainly gravel surface for parking and can readily provide these. In addition a separate application APP/23/00847 is currently under consideration for a replacement detached garage and store at the front of the site.

(v) CIL

- 7.9 The floor space proposed amounts to some 139 sqm which triggers CIL. The Havant Borough Community Infrastructure Levy Charging Schedule, was adopted by the council on the 20th February 2013 and 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 CIL Regulations require the use of the national All-in Tender Price Index published by the Build Cost Information Service and this index has increased accordingly.
- 7.10 The levy to be charged for this development would be £80 + indexation per square metre on new floor space. The net gain in floor space amounts to 139 sqm which results in a Liability of £18,913.93, but a self-build extension exemption has been claimed. The Draft Liability Notice has been sent to the agent.

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/23/00858 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:

Site and Location Plan - Drawing Number 501
Proposed Front and Side elevations - Drawing Number 200 Rev A
Proposed Rear and Side elevations - Drawing Number 201 Rev A
Proposed Floor Plans - Drawing Number 202

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.