
Site Address:	25 Rosemary Way, Cowplain, Waterloooville, PO8 9DG		
Proposal:	Single storey rear extension (revision to APP/23/00216).		
Application Type:	Full Planning Permission		
Application No:	APP/23/00709	Expiry Date:	13/10/2023
Applicant:	MR Dodsworth		
Agent:	Mr Flint	Case Officer:	Joseph Toole
	Chris Flint Ass Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Rosemary Way, Cowplain, Waterloooville, is a semi detached bungalow located to the west side of Rosemary Way. The bungalow comprises of brickwork and concrete roof tiles. Vehicular access is from Rosemary Way with parking to the side.

The bungalow is located within a residential area with some surrounding properties of similar design and others differing.

2 Planning History

APP/23/00216 - Single storey rear extension., PERM,03/05/2023
APP/23/00533 - Application for Non-material change to Planning Permission
APP/23/00216 relating to proposed floor area., WD,16/08/2023

3 Proposal

The proposal involves a single storey rear extension. It would be used as a siting room/ W/C and would have a width of approximately 5.6 metres, a depth of approximately 6 metres with a flat roof and roof lantern having a maximum height of approximately 3 metres. This differs from previously approved rear extension which had a width of approximately 6 metres and a depth of approximately 5.6 metres.

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Ecology 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 extension would have brickwork to match the existing property with a flat roof. This is considered to be inkeeping with context of the main dwellinghouse and the character of the area.

7.4 The proposed rear extension would not be readily visible from the street scene. Due to its size, it is considered to be subservient to the bungalow and is not considered to have an adverse 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 On the north side facing No.27 Rosemary Way there would be a side door within the proposed rear extension. This would be screened by the 1.8 metre high fencing along the boundary thus not considered to cause harmful overlooking into the private amenity space of No.27. The built form would come closer to the shared boundary with No.27 however the proposed extension would only extend out slightly further than the previously approved extension under APP/23/00216, be a modest height and partly screened by the existing 1.8 metre high fencing. There is a side window along the north side serving the neighbour's kitchen. As this is not the only light source into this room, the other being the doors to the rear, the proposed extension is not considered to cause a harmful loss of light to the neighbouring occupiers. Therefore, the proposal is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.7 On the south side facing No.23 Rosemary Way there would be doors and a window within the proposed rear extension. Due to the existing screening of 1.8 metre high fencing it is not considered to cause harmful overlooking. Furthermore, due to the proposed extension's separation distance from the shared boundary with No.23 it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 To the rear there would be two windows within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along all boundaries it is not considered to cause harmful overlooking to any surrounding neighbouring properties.
- 7.9 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) Ecology matters

- 7.10 The application site is within 50 metres of notable and protected species. Due to the nature of the proposed works it is not considered to have an adverse impact on the ecology of the area.

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/23/00709 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, Block Plan, Existing and Proposed Plans - 01.01

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.