
Site Address: 161A London Road, Cowplain, Waterloooville, PO8 8ER
Proposal: Demolition of existing garage and side lean to covered area and erection of proposed single storey rear extension including flue to side elevation, render finish to all elevations and replacement of existing door and windows on side elevation with UPVC windows
Application Type: Full Planning Permission
Application No: APP/23/00341 Expiry Date: 08/06/2023
Applicant: Mr & Mrs Griffin
Agent: Mr Gavin Page Case Officer: Ikrame Essalih
 GRP Architectural Design
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

161A London Road, Cowplain, Waterloooville, PO8 8ER

- 1.1 161A London Road, Cowplain is a two storey semi-detached bungalow, with accommodation in the roof space, constructed in red bricks with elements of sandstone effect cladding on the front façade and tile hanging cladding on the front dormer windows. The property has a side lean to, on the south side, made of timber and translucent Polycarbonate and covering the driveway to the existing garage.
- 1.2 The site is located at on the northwest side of London Road.
- 1.3 The surrounding area is residential in character with properties of different design, style and heights.

2 Planning History

No relevant planning history

3 Proposal

The proposal comprises the demolition of an existing unused garage, removal of a side lean to covered area and erection of proposed single storey rear extension including flue to side elevation, render finish to all elevations and replacement of existing door and windows on side elevation with UPVC windows

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)
DM10 (Pollution)

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

Councillor D Keast - Cowplain

No comment received.

Councillor Narinder Bains - Cowplain

No comment received.

Councillor Neil Bowdell - Cowplain

No comment received.

Environmental Health Manager, Community Group

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have perused the enclosed plans / documentation provided by the applicant. From the drawings it would appear that the new flue is potentially to serve a log burner / multi-fuel stove installation, in the proposed extension. Based on the current proposed positioning and height of the flue, there is potential for smoke nuisance and recurrence of same, to the applicants own and neighbouring properties.

If consent were to be granted on this application, I would ask that the following informative be added to any positive Decision notice.

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 - 18.00 and Saturday: 8:00 - 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby advised to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from smoke nuisance.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Please may I ask if the fir tree at the rear of the property will be reduced in height and trimmed as it over hangs our property by a third of a length of our garden and the roots are affecting our shed structure. The fir tree is over 20m tall and restricts light into our garden.	The trimming of the tree would be a private matter between the property owners.

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

(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 demolishing an existing unused garage, removal of a side lean to former driveway area, currently used as a side access to the building and rear garden, and the construction of a single storey flat roof rear extension. The development would also see the installation of a flue that would project above the flat roof of the extension by 1m on the side elevation facing south, and the existing door and windows will be replaced by UPVC windows. All elevations of the extension will be rendered in addition to all the existing elevations.

7.4 The extension would have a flat roof, similar to existing neighbouring properties back outbuilding character, and would have aluminium doors to the rear and flat glazed roof lights for sunlight and ventilation. As the extension would be located to the rear of the property, it would not be visible from the street scene, therefore having a limited impact on the character of the neighbourhood.

7.5 Notwithstanding this, the proposed UPVC side windows will be partly noticeable from the road and pavement, however the design and material are considered to be appropriate in context with the overall style of the dwellinghouse and similar to other nearby properties in the area. Furthermore, the extension would result in a modest increase to the original footprint of the property and can be accommodated within the extent of the site with sufficient amenity space retained within the rear garden area. Consequently, it is considered that the proposed works would not have any adverse impact on the character of the dwellinghouse or the area.

7.6 The flue would be installed on the side elevation of the property, however due to its height and the existing trees on the neighbouring property, it would be mainly screened from the streetscene.

- 7.7 The proposed rendering is considered to be appropriate as it is similar to existing neighbouring properties and would be as such in keeping with the character of the area.
- 7.8 Overall, 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

- 7.9 The proposed extension is set back from the boundary with the adjoining property at No.161, on the south side, by approximately 2.2 metres, and the existing and proposed windows are at 3 to 3.5 metres from the boundary. All windows on that side are screened by an existing wooden fence with high foliage. Therefore, it is considered that the proposal would not result in any adverse impact as the level of potential overlooking would not be materially different than the existing level.
- 7.10 The flue would be on the side of the neighbouring property at No.161 and would be located at 2.2 metres from the boundary. Environmental Health have been consulted regarding the flue installation and have considered that due to the flue's position and height, there is potential for smoke nuisance to the applicant's and neighbouring properties. Therefore, informatives shall be included with the decision to ensure it is known that it is the responsibility of the owner to ensure that the flue does not cause any nuisance to the neighbours. If complaints about smoke pollution were to be made post flue installation, the owners would not be exempt from action to be taken against them.
- 7.11 On the other side, the extension would be set back by 1.5 metre from the adjacent property at No.163 and mainly screened by the existing fence of 1.8 metre. Therefore, the height and the distance from the boundary is considered appropriate by dint of not resulting in any significant loss of sunlight or privacy or having an overbearing impact on the neighbouring property.
- 7.12 In regard to the properties located on the west side of the application site, which the rear extension would be facing, it is considered that the proposal is sufficiently distant not to have any harmful impact. It is noted that the existing tree at the far rear of the property overhanging on the properties No1 and No2 at Southview is not part of the proposal, therefore no comment would be made regarding that - any existing requirements for it to be trimmed are a matter for the respective property owners to resolve.
- 7.13 Given the design and size of the new build, and the setback distance from the existing boundaries between the proposed construction and the neighbouring properties, it is considered that the proposal would not have any adverse impacts on the residential amenity of these neighbouring properties. Therefore, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00341 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:

23228 PL303 REV A	LOCATION AND BLOCK PLANS
23228 PL302 REV B	PROPOSED ELEVATIONS
23228 PL301 REV A	EXISTING AND PROPOSED ROOF
PLANS	
23228 PL300 REV A	PROPOSED GROUND FLOOR PLAN
23228 EX102 REV A	EXISTING ELEVATIONS
23228 EX101 REV A	EXISTING FIRST FLOOR PLAN
23228 EX100 REV A	EXISTING GROUND FLOOR PLAN

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.