
Site Address:	28 Park Lane, Cowplain, Waterlooville, PO8 8AD		
Proposal:	Single storey front and rear extensions and roof alterations to form 3 bed chalet bungalow.		
Application No:	APP/20/01218	Expiry Date:	24/03/2021
Applicant:	Mr Byng		
Agent:	Mr Galloway	Case Officer:	Jane Burton
	Peter Galloway Architect		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

28 Park Lane is a single storey detached dwelling with a hipped roof and finished in render and concrete roof tiles. The dwelling is set in a good sized plot and set well back from the street frontage (over 30m) and has a single garage to the front. There is an oak tree subject to a Tree Preservation Order (TPO) close to the front boundary in the south eastern corner. Surrounding properties are mixed mainly single storey or chalet style dwellings with some variety in appearance and distance to the highway frontage. Opposite the site are mature trees/woodland (The Queens Inclosure).

2 Planning History

No relevant history.

3 Proposal

The proposal is to extend the building forward by approximately 4m beyond the current main front building line and to increase the roof height/extend the roof of the building to create a chalet style dwelling with a barn hipped design. The building would have 3 x dormers to the front and 3 x roof windows to the rear.

In addition the existing rear conservatory would be removed and a new conservatory added to a depth of approximately 4.5m.

There are alterations to fenestration.

The proposed materials are rendered walls to match the existing, blue/black fibre cement roof tiles, graphite upvc graphite windows and cladding of marley cedar light grey to the dormers.

Amended plans have been received during the course of the application process following the agent re-surveying the existing building height. In addition, further information and a Tree Protection Plan was submitted following comments from HBC Tree Officer.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

E1*	(High quality design)
E18	(Trees, hedgerows and woodland)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The development appears to be situated well away from the RPA of the tree on site and as such I raise no objection to the application; however, a Tree Protection Plan would be required and signed off prior to any development starting on site to ensure that the tree is protected during the construction phase.

If permission is given, then this can be achieved by condition.

Further to the submission of a TPP: No objection.

Councillor A Briggs - Cowplain

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Narinder Bains - Cowplain

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The proposed extension significantly increases the overall height of the property. This would result in a greater sense of being closed-in, both for the occupants of my home and those of neighbouring houses. This area of Park Lane and nearby streets, such as Pine Tree Gardens, Yew Tree Avenue etc are predominantly bungalows. Increasing the height of the property at 28 Park Lane is therefore out of keeping with the general character of the neighbourhood, and would have a detrimental effect on the outlook in the local area	See Planning assessment below.

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 provision
- (v) Impact on Tree subject of a TPO

(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 proposal would increase the height by approximately 2m compared to the existing, and closest dwelling (no.27 Park Lane) and would bring the front building line forward compared to the existing. However, given the variety of dwellings styles and designs in the area, the retention of a low front and rear eaves height, and due to the significant set back from the road it is not considered that the proposal would have an unacceptable impact on the street scene/ character of the area. Whilst clearly larger than existing, the dwelling would have a chalet dwelling appearance which is characteristic in the locality. It is not considered that the dwelling would appear over dominant or prominent in the street scene given the set back in the site. The proposed materials are considered to be acceptable in the context.

Overall, the design and appearance of the proposal is not considered to be unacceptable to the street scene or area, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 No 27 Park Lane is the neighbouring property to the west. This dwelling is single storey dwelling of a similar height to the application property (as existing). The proposal would result in an increase in built mass and height close to no.27, compared to the existing situation. However, the extensions would not extend excessively forward of the front or rear building line of no.27. Whilst no representation was received from the occupier of no.27 to confirm, planning history for the site shows only one window on the facing side elevation of no.27 to serve a bathroom. There are no windows proposed on the west facing elevation of the proposed dwelling/rear extension. As such, whilst clearly a change from the existing situation, it is not considered that the proposals would result in unacceptable overbearing, overshadowing or loss of privacy impact to the occupier of no.27. It is not considered that the proposals would have an unacceptable impact on outlook from no.27.

No.29 Park Lane, and no.1 Yew Tree Avenue are the adjacent properties to the east. The proposals are set at a reasonable distance from the dwellings themselves, there is a gap to the boundaries, and ground floor windows only are proposed to the east facing elevation. Whilst the addition of dormer windows to the front would result in a change to the level of privacy compared to the existing situation to no.29 Park Lane; given that windows face directly forward, and there is a gap between the proposed dormer window and the boundary of the site of approximately 5m, - overall, it is not considered that the proposal would result in unacceptable overlooking/loss of privacy that would warrant the refusal of the application. Whilst altering outlook compared to the existing, it is not considered that the proposal would be unacceptable in this respect.

The proposals are at a sufficient distance from dwellings to the rear (over 25m) that no unacceptable overlooking or overbearing impact would result. At this distance the proposal is not considered to have an unacceptable impact on the outlook of the occupiers of properties to the rear.

Overall it is not considered that the proposals would have an unacceptable impact on the amenities of neighbouring dwellings meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iv) Parking provision

There is sufficient parking provision to the front of the property having regard to the Councils Parking Standards and policy DM13.

(v) Impact on Trees

A tree report was received with the application. The proposals are at a sufficient distance from the TPO oak tree at no.28 Park Lane that the proposals themselves would not have an adverse impact on this tree. following the submission of further information and a tree protection plan (TPP) HBC Tree Officer raises no objection.

It is recommended that a condition is attached to ensure adherence to the TPP during the construction works.

Further to the securing of a TPP by condition the proposal is considered to be acceptable having regard to policy DM8 of the HBLP (Core Strategy)

8 Conclusion

- 8.1 The proposal considered to be acceptable having regard to policies CS16, CS17, DM13 and DM8 and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01218 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:

20/300/L01 (Location Plan)

20/300/B01 (Block Plan)

20/300/P01 Revision A (Site Layout Plan)

20/300/P02 Rev C (Existing and Proposed Plans, Elevations, Section)
received 26.04.21

20/300/LS01 Rev A (Tree Protection Plan) received 14.04.21

Tree Report by Simon Jordan dated 26.01.21

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework.

- 5 No development hereby permitted shall commence prior to the erection of temporary protective fencing to accord with drawing 20/300/LS01 Rev A (Tree Protection Plan) received by the Local Planning Authority on 14.04.21. The fencing shall be retained throughout the course of works on the site. The development shall be carried out in full accordance with the measures set out on drawing 20/300/LS01 Rev A (Tree Protection Plan) received by the Local Planning Authority on 14.04.21.

Reason: To ensure no adverse impacts on a tree subject of a Tree Protection Order results from the carrying out of the development having regard to policies CS16, CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.