
Site Address:	11 Park Lane, Cowplain, Waterlooville, PO8 8AB		
Proposal:	Raise roof & construct side dormers to provide first floor accommodation.		
Application No:	APP/21/00082	Expiry Date:	24/03/2021
Applicant:	Mr & Mrs Eggelton		
Agent:		Case Officer:	Jane Burton
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Park Lane is a low rise detached pitched roof building with accommodation in the roof slope, constructed of brick (painted), render and roof tiles. The property has been previously extended to the rear. The building is adjacent to a similar style property to the west (no.10 Park Lane), and a two storey property to the east (no.12 Park Lane). Opposite the site, across the road are mature trees/woodland (The Queens Inclosure). There is no surfaced pathway opposite the site.

2 Planning History

01/59867/002 - Single storey rear extension with rear pergola., PERM,24/07/2001
00/59867/001 - Rear extension incorporating accommodation in roof space and pergola., PERM,12/10/2000
96/59867/000 - Extension of pitched roof over single storey flat roof rear extension, PERM,19/08/1996

3 Proposal

Raise roof & construct side dormers to provide first floor accommodation.

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)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

E1*	(High quality design)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 5

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

- (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 raise the roof height and pitch (ridge height raised by approximately 1.5m) and would add long side dormers. Given the variety of heights

and designs in the street scape it is considered that the proposals would appear acceptable in the context. There would not be long views of the side elevations from the street. The proposed materials would be painted render to the gables, and tile hung dormers, with concrete roof tiles to match the existing. These are considered to be acceptable. Overall the design and appearance of the proposal is deemed acceptable in context, 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.10 Park Lane is the adjacent property to the west. No.10 has been extended by a conservatory extension to the rear and by first floor accommodation in the roofspace. Whilst there would be some impact resulting from the additional roof height and mass to the side, the roof depth would not exceed the existing pitched roof at no.11. The extension would not extend beyond the rear of the conservatory at no.10. Overall it is not considered that the proposal would result in an unacceptable loss of light or overbearing impact to no.10. There are side facing windows at roof level at no.10 consisting of a roof window and dormer. These are part obscure glazed (roof window) and obscure glazed (the roof dormer) although may be openable. The applicant was requested to supply an accurate plan to show the relationships of proposed windows with those at no.10 if they wish the LPA to consider clear glazing to the windows; however the applicant has instead confirmed that they are happy for all side facing windows to be obscure glazed to minimise any potential loss of privacy. The rearmost side facing window of the proposed dormer was reduced in width to be positioned further from the conservatory at no.10. Given this, and given the design of the bathroom window at no.10 (the approximate opposite side facing dormer to the front most proposed window at no.11), it is not considered necessary that proposed windows are also conditioned to be non-opening. .

No.12 Park Lane is the adjacent property to the east which is a two storey property. The proposed extension would not extend beyond the rear elevation of no.12 and the windows on the facing elevation of no.12 are obscure glazed. Whilst there would be some impact resulting from the additional roof height and dormers at no.11 overall, it is not considered that there would be an unacceptable impact on the amenities of no.12 and the proposed facing window toward no.12 would be conditioned to be obscure glazed. Thus no loss of privacy would result.

The proposals are a sufficient distance from properties to the rear that no unacceptable impact is considered to result.

- 7.5 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties 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 provision

- 7.6 The proposal would not result in additional bedrooms, and parking provision to the front of the property would not be affected by the works. The proposal is therefore considered to be acceptable having regard to policy DM13 of the HBC LP (CS).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours 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/21/00082 for the following reasons/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 (1:1250)
5512/500 (Site Layout Plan)
5512/6 (Proposed Cross Section)
5512/4 Rev D (Proposed First Floor Plan) received 23.03.21
5512/5 Rev C (Proposed Elevations) received 23.03.21

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 Prior to first occupation of the extension hereby permitted all proposed windows in the first floor on the side elevation facing west, and all proposed windows in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.