
Site Address:	4 Bulls Copse Lane, Waterlooville, PO8 9QX		
Proposal:	Single storey rear extension.		
Application No:	APP/20/00622	Expiry Date:	07/12/2020
Applicant:	G Slack		
Agent:	Mr Walker	Case Officer:	Denise Sheath
	Parkers Design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Bulls Copse Lane, Waterlooville, is a semi-detached bungalow, constructed with brick with a grey painted render to the front elevation of the property, and a hung tiled roof. The property benefits from a single storey rear extension and a rear dormer, the property is within a modest size plot with a large rear garden area.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

90/55124/000 - Single storey rear extension and side extension to garage., PERM,

3 Proposal

Single storey rear extension.

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

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Not required

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: 26

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
I would like to raise a concern and question regarding this application. No approach has been made from applicant to the properties effected by this extension which could clarify the extension better. I would like to raise a privacy concern as the plans show that x3 bedroom windows will be looking into my and neighbours property. Although this is a single storey extension the elevation of bull copse lane in relation to frogmore would put the window height way above normal fence height. No mention of opaque glass is used? So this is a concern to myself as potentiality there are privacy issues for myself/ neighbour and the users of the bedrooms too. There is also a mention that no trees or bushes will need to be pruned or removed! The existing garage sits on the boundary line and is lined with trees. I feel any removal of garage and digging of footings would impact on existing trees and bushes (not mentioned in plans) A site visit would clarify this. Finally I would raise a question over impact of noise and how a further 3 bedrooms placed on the property would impact a currently quiet outdoor space. I would request a site visit as the plans do not represent the site as I see it. I would also encourage	See section 7

communication from the neighbour submitting plans to put minds at rest and maintain relations	
Amended plans confirm that privacy will be compromised which is a concern. A suitable height fence of 8' would possible rectify however it would be good to see this written into plan. elevation of the land which bull copse sits on should be a consideration within this privacy issue. plans also show that existing garage does not form part or the existing boundary which it does. (please consider). Still no mention of any trees or bushes involved which would be effected. site visit still recommended.	See Section 7
Looking through the original application makes reference to there being no trees. Whilst not on the applicants land there is a substantial tree around 60 feet high that appears to be recently pollarded so the high branches are quite substantial - this is in a neighborouring property right on the applicants border and dangerously close to the more southerly part of the proposed development.	See Section 7
Can we enquire as to the use of this extension?	The use of the extension is for extra sleeping accommodation, not for commercial purposes.
Will the new people be using the two outbuildings (that don't seem to have any permission that I can see) in the rear garden or will these need to be enlarged as well?	The existing outbuildings are not part of the application.
I am neutral as to whether the people who live opposite me at 4 Bulls Copse Lane build anything at all on to the back of their house has long as it doesn't involve additional cars or, in any way, block what little parking space they already have for their multiple cars and vans. If more cars involved I object, strongly. We already have enough problems caused by them, or their visitors, parking on the road and causing a dangerous obstruction. There is a planted front garden that	See Section 7

could easily be turned into parking.	
Does this proposal require a business application for its intended use ? The existing extension is a garage which forms a boundary wall. What is replacing it? Application is incorrect in stating no trees or hedges within falling distance There is no indication of how privacy implications will be addressed. Is the flat top extension to be roof tiled ?	The proposed extension would not be used for commercial purposes therefore a change of use is not required. The existing boundary treatment will be replaced with 1.8m close boarded wooden fencing. See Section 7. The materials to be used on the flat roof extension will be roof tiles to match those on the existing property.

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

(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 is for a single storey flat roof side/rear extension following demolition of the existing garage. The proposed extension will be attached to the side wall of the existing rear extension (dining room) with a width of 1.8m and a depth of 14.2m, the rear elevation of the proposal will have a width of 5m with a depth of 10m attaching to the rear facing elevation of the existing extension. The roof would have a maximum height of 3.8m. The extension is considered to be acceptable within the plot size and the location of the property. Although the works would be partially visible, the materials are considered to be considerate of the main property and those used in the surrounding area and therefore the proposal is not considered to have any adverse impact on the streetscene.

7.4 The proposed extension would be used as extra living accommodation, with 3No. bedrooms and a shower room, the extension will be linked to the main dwellinghouse a condition will be placed on the decision to ensure that the proposed extension is not used as a separate dwelling at any other time.

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 The proposal will be in excess of 40m from the neighbouring property (No.5) directly to the front, it is therefore considered that the impact upon this neighbouring property would be considered minimal and acceptable.
- 7.7 The proposal will be in excess of 26m from the boundary of the neighbouring property (No.1 Rose Hill) directly to the rear, this neighbouring property will be mainly screened by the existing boundary treatment of 1.8m close boarded wooden fencing as well as the outbuildings to the rear of both properties curtilages, there are also trees and shrubbery along these boundaries which would also help with screening, it is therefore considered that the impact upon this neighbouring property would be considered minimal and acceptable.
- 7.8 The proposal will have a distance of 9m from the boundary of the neighbouring property (No.3 Rose Hill) which shares part of the south east boundary the rear, this neighbouring property will be mainly screened by the existing boundary treatment of 1.8m close boarded wooden fencing as well as the trees and hedging along this shared boundary it is therefore considered that the impact upon this neighbouring property would be considered minimal and acceptable.
- 7.9 The proposal will have an approximate 4.8m distance from the neighbouring property to the east (No.6 Bulls Copse Lane), there are to be 2no. window and double door inserted into this facing elevation, although the addition of windows and doors may create an element of overlooking this would will be mainly screened by the 1.8m close boarded wooden fencing with only the top of the windows and doors being seen.
- 7.10 The proposal would be adjacent to the shared boundary with No.s 46, 46a, 46b, 44b, 44a Frogmore Lane, the proposed extension would have a distance of at least 1m from the shared boundary, with a distance of 19m from the rear facing wall of No.46b, a distance of 20m from the rear facing wall of No. 46a, a distance of 13m from the rear facing wall of No. 46 and in excess of 20m from the rear facing walls of No.44b and 44a. Although there is to be 3no. windows inserted west facing elevation, the addition of windows may create an element of overlooking this would will be mainly screened by the 1.8m close boarded wooden fencing with only the top 0.2m of the windows and being visible.
- 7.11 Concerns have been raised with regard to loss and damage to the hedging and trees, this would be a civil matter as the hedging and trees around the curtilage are not protected by any preservation orders therefore this concern would not be considered as part of the planning application.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Parking

- 7.13 As the number of bedrooms would be increasing in number the property would require a minimum of 3 car parking spaces to conform to the HBC parking standards. A

parking plan has been supplied as part of this application which shows 3 spaces which meet the required criteria.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00622 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:

Application Form - Received 23 July 2020
Location Plan - Drawing No P104 - Received 12 October 2020
Block Plan - Drawing No P103 - Received 21 September 2020
Existing and Proposed Site Plan - Drawing P102 - Received 09 December 2020
Existing and Proposed Elevations - Drawing No. P101A - Received 09 December 2020
Existing and Proposed Floor Plans - Drawing No. P101 Received 09 December 2020

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.
- 4 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.