
Site Address:	20 Park Lane, Cowplain, Waterlooville, PO8 8AD		
Proposal:	Single storey rear/side extension.		
Application No:	APP/20/00372	Expiry Date:	09/07/2020
Applicant:	Mr Ward		
Agent:	Mr Humphrey	Case Officer:	Denise Sheath
	Mel Humphrey RICS C.Build E		
	MCABE		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Park Lane, Cowplain, Waterlooville, is a single storey detached bungalow constructed with red brick with a hung tiled roof, the property benefits from a detached single storey garage to the rear east elevation.

The properties along this section of Park Lane are single storey detached bungalows varying in design and pallets, many of the properties have had alterations to the rear elevations.

2 Planning History

93/58432/001 - Single detached garage to rear, PERM,
APP/17/00225 - Tree works., UNK,03/04/2017

3 Proposal

Single storey rear/side 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

Arboriculturalist

Based on the photos provided I can see no reason why trees would be affected by the proposal therefore I have no objection.

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: 3

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) 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 rear flat roof extension with a depth of approximately 7.1m and a width of 5.5m attaching to an original side/ rear wall of part of the dwellinghouse, the maximum height of the roof will be approximately 3.1m. The materials to be used will match those existing at the property and would have limited visibility from the streetscene. It is considered that the extension would be subservient to the rear of the dwelling and have no impact on the character of the wider area.

7.4 Part of the application includes the insertion of a window and door to the north west elevation (side) of the original dwellinghouse, these element of the proposal could be carried out under permitted development.

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 property to the rear of the site is considered to be a sufficient distance away for any impact to be negligible.
- 7.7 The proposed extension would not be visible to the neighbouring property to the north west side elevation (No.19) therefore the impact of proposed extension would be acceptable.
The installation of the window and door to the side facing elevation can be carried out under permitted development this element will also be screened by the 2m boundary treatment consisting of wooden fencing which will eliminate any overlooking.
- 7.8 The neighbouring property to the north east elevation (No.21) will have a distance of 5.5m from the proposed extension, the garage within the application site will partially screen the proposed extension, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The application seeks to create an additional bedroom, which will result in 20 Park Lane becoming a three bedroom property. In order for the proposal to comply with the Havant Borough Parking Standards, a minimum of two parking spaces should be available within the curtilage of the dwelling and the submitted Block Plan shows that this is achievable with the garage and available space to the side and front of the dwellinghouse.

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/20/00372 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 12 May 2020

Location and Site Plan - Drawing No. 2020/56 - Received 14 May 2020

Existing Floor Plan and Elevations - Drawing No. 2020/56 - Received 12 May 2020

Proposed Floor Plan and Elevations - Drawing No. 2020/56 - Received 12 May 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 2 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.