
Site Address:	118 Lovedean Lane, Waterloooville, PO8 9SN		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00943	Expiry Date:	25/11/2019
Applicant:	Mr P Bentley		
Agent:	Mr S Barlow	Case Officer:	Denise Sheath
	The Stephen Barlow		
	Partnership		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling of brick and flint elevations, set back from the highway. The front boundary treatment is defined by a brick wall, with gates providing access to the front of the property, which has been hardsurfaced to provide curtilage parking for several vehicles. The rear boundary treatment to the north consists of an approximate 1m wall with hedging along the boundary, the south consists for 1.8m close boarded fencing and hedging and the east boundary consists of approximately 1.8m hedging.
- 1.2 There is an incline in the land level, increasing from the west to the east.

2 Planning History

99/63364/000 - Extensions and alterations to form a two storey house with rear conservatory, PERM,21/09/1999
APP/18/00422 - Erection of timber framed car port to existing parking area., PERM,18/07/2018
APP/18/00841 - Application for non-material change relating to reduction to the footprint of the car port in terms of its width and length., PERM,18/09/2018

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None 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: 7

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 proposed rear extension would be single storey, use materials to match those existing at the property and would have no 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 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

- 7.5 The neighbouring property to the rear of the property has a distance of 55m from the rear wall of the extension to the shared boundary, the ground level is lower from the increasing in height to this boundary, the neighbouring property is partially screened by the hedging along the shared boundary, therefore the impact on this neighbouring property would be acceptable.
- 7.6 The neighbouring property to the south is mainly screened by an existing extension at the application site, the proposed extension would protrude a further 0.5m this protrusion would be approximately 9m from the shared boundary and would be screened by the boundary treatment which is placed on the raised ground level, therefore any impact the proposal may have is acceptable.
- 7.7 The neighbouring property to the north has a higher ground level than the application site, the proposed side wall of the extension facing this property has a distance of approximately 3m to the boundary and 7m to the side elevation of the main dwelling, the neighbouring property would be mainly screened by the boundary treatment and the detached garage along this boundary, therefore the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00943 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 20 September 2019

Location and Block Plan - Drawing No. 0629-01.001.03 - Received 30 September 2019

Existing Site Plan and Ground Floor Plan - Drawing No. 0629-01.002 - Received 20 September 2019

Proposed Site Plan and Ground Floor Plan - Drawing No. 0629.01.003.02 - Received 20 September 2019

Existing Elevations - Drawing No. 0629-01.004 - Received 20 September 2019

Proposed Elevations - Drawing No. 0629.01.005.01 - Received 20 September 2019

Proposed Typical Section - Drawing No. 0629-01.006.02 - Received 20 September 2019

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.