
Site Address: 56 Lone Valley, Waterloooville, PO7 5EB
Proposal: Demolition of existing garage. Proposed ground floor rear extension.
Application No: APP/19/00199 Expiry Date: 18/04/2019
Applicant: Mr Mellish
Agent: Mr Jay Case Officer: Karen Wooden
 The Planning Service
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached bungalow with elevations of brick and render, located on the eastern side of Lone Valley. The land levels are uneven and descend from west to east. Due to the extent of the slope, steps are required to access the garden from the rear of the bungalow. The front of the property is hard surfaced and a driveway runs along the southern elevation of the bungalow, leading to a garage. The rear garden is approximately 20m in length and is mainly laid to lawn.
- 1.2 The properties within Lone Valley are predominantly detached bungalows, many of which have been extended to the roof and rear.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Demolition of existing garage. Proposed ground floor 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 10

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 extension is to be located to the rear of the property and as such will not be readily visible from the public domain. Notwithstanding this, the proposed materials are to match those used on the main dwellinghouse and the development would result in a modest increase to the original footprint of the property and it is considered that this can be comfortably accommodated within the extent of the site.

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 Due to the proposed location of the extension it is not considered that the development would have an adverse impact on the occupiers of the properties to the east or west.

7.6 The property to the south (54 Lone Valley) is a detached chalet style bungalow. The separation gap between the proposed extension and the property at No. 54 is 2.9m and considering this, along with the orientation, it is not considered that the proposal would result in a loss of light to the neighbouring property or their external amenity space. The plans show no windows are to be inserted into the southern elevation. The

proposal includes steps leading from the rear of the property to the back garden, however it is noted that steps currently lead from the kitchen and therefore it is not considered that the proposal would result in a significant increase in overlooking.

- 7.7 No. 58 Lone Valley is attached to the northern elevation of the application site and as such is a similar style property. The bungalow has been extended by means of a rear extension located close to the boundary with No. 56, which has no windows to the southern wall. The proposal will project approximately 1.2m beyond the rear wall of the extension at No. 58, and the submitted plans show no windows are to be inserted in the northern elevation. The original scheme showed glazed panels to be inserted either side of the patio doors. Following an officers site visit concerns were raised that the proposal, and in particular the glazed panel sited closest to the northern boundary, may result in overlooking to the rear amenity space of the property to the north. Following discussions with the agent, an amended plan has been submitted removing the glazed panels to the side of the patio doors closest to the boundary with No. 58, and showing that a 3m run of natural screening with a minimum height of 2.8m from ground level will be planted from the rear of the property to further protect the privacy of the neighbours. It is recommended that a condition is attached to ensure the retention of the screening.
- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00199 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:

Design and access statement - 21.02.19
Existing location and block plans - E001
Existing photo views - E002
Existing elevations - E003
Existing floor and roof plans - E004
Proposed location and block plans - P001

Amended proposed elevations - P002
Proposed detailed elevation side (south) - P003
Amended proposed detailed elevation rear (east) - P004
Amended proposed detailed elevation side (north) - P005
Amended proposed perspectives - P006
Amended proposed floor plan - P007
Proposed roof plan and cross section - P008
45 degree testing - P009

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 Natural screening shall be planted from the rear of the rear wall of the proposed extension, and extend for a minimum of 3m along the northern boundary line, with a minimum height of 2.8m when measured from ground level, prior to the occupation of the extension. The trees/hedging must be retained at all times in accordance with this condition. Any trees/hedging which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees/hedging of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: To protect the privacy of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.