
Site Address:	42 Park Lane, Cowplain, Waterloooville, PO8 8AG		
Proposal:	Minor single storey extension at rear and first floor side extension over garage.		
Application No:	APP/18/00649	Expiry Date:	21/08/2018
Applicant:	Mr Dancey		
Agent:	Mr Barker	Case Officer:	Bee Crawford
	GDB Technical Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and attached garage with a brown tiled pitched and cat slide hipped roof with elevations of red and yellow multibrick. The site is level with gated vehicular access and a 1.4 metre high wall to the front boundary leading to an area of shingle, shrubs and a log store. There is a low wall to the eastern boundary and shrubs to the western boundary. The rear garden is mainly laid to lawn with shrubs and patio areas and is enclosed to all boundaries by fencing ranging in height from 1.8 metres to 2 metres.
- 1.2 The adjoining semi-detached property lies to the west, a pair of two storey semi-detached properties are to the east and the rear garden of a property in Rowan Avenue is to the north of the site. The Queen's Inclosure woodland lies opposite. The area is of medium density of a mixture of two storey detached and semi-detached dwellings and bungalows of different and similar ages, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a small single storey extension at rear and first floor side extension over the garage with an undercroft area to the front.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

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: 4

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 is for a first floor side extension over the existing garage with a 2.6 metre deep undercroft area to the front and a small single storey rear extension. The side extension would be visible from the public realm, with the property situated approximately 10.6 metres from the highway.

- 7.4 The side extension is a continuation of the existing property, and as the roof is of the same 'cat slide' design as featured on the original dwelling the resulting increase in volume would be modest. Consequently the addition is judged to be subservient by virtue of the proposed width.
- 7.5 The single storey rear extension is to the existing rear addition and is 0.75 metres wide and 2.9 metres in depth and does not project beyond the rear elevation of this addition.
- 7.6 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

- 7.7 The side extension will be adjacent to the eastern boundary, however there are no walls to this element of the scheme and no windows in the roof slope. Due to the design of the roof it will pitch away from this boundary to a maximum distance of 3.2 metres which will diminish any perception of the scheme being overbearing to the neighbouring property. Furthermore, the extension does not extend beyond the eastern elevation of the garage, maintaining the 3 metre distance to the western elevation of the neighbouring property at 43 Park Lane.
- 7.8 Whilst there are two ground floor windows in the western elevation of this property, they are secondary windows obscurely glazed and it is judged any resulting impact on these windows would not constitute a defensible reason for refusal. It is noted no letter of objection was submitted by the occupier of this property.
- 7.9 There is a small window in the rear elevation of the side extension serving a bedroom and it is considered this would not result in any unacceptable additional level of overlooking to the amenity area of the neighbouring property.
- 7.10 The small single storey rear extension has a new window in the western elevation, although it is situated 4.6 metres from the western boundary and will be screened by the 2 metre high boundary fence. It is therefore judged any impact on this property will be negligible.
- 7.11 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/18/00649 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01 Location plan and site plan
Drg no. 02 Existing floor and roof plans
Drg no. 03 Existing elevation plans
Drg no. 04 Proposed floor and roof plans
Drg no. 05 Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.