
Site Address:	25 Kingscote Road, Cowplain, Waterloooville, PO8 8QD		
Proposal:	Two storey side extension to include drive through carport at ground level.		
Application No:	APP/18/00645	Expiry Date:	23/08/2018
Applicant:	Mr Kendall		
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and detached garage to the rear. It has a brown tiled pitched roof and elevations of beige multi-brick. The site is level with open vehicular access to the front leading to a tarmac parking area and grass. There is a low wall to part of the front boundary, shrubs to the eastner boundary and a 2 metre high wall to the western boundary.
- 1.2 The adjoining two storey semi-detached property is to the east, the rear aspect of a pair of two storey semi-detached properties are to the west, a pair of semi-detached chalet style dwellings are opposite and the rear garden of a property in Chaplains Avenue is to the rear. The area is of medium density with two storey semi-detached and chalet style dwellings and link detached bungalows of similar and different ages, style and design.

2 Planning History

APP/13/00554 - Two storey side extension to include drive through carport at ground level, permitted 23/07/2013.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension to include drive through carport at ground level. The scheme is the same as the one permitted under APP/13/00554, which has subsequently expired.

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: 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 two storey side extension would match the height of the host dwelling and extend up to the side boundary. Further the extension would have a gable feature at the front and rear which extends past the depth of the host dwelling in both instances. Normally concern would be raised in respect of the loss of spacing between semi-detached dwellings, however this property benefits from the openness provided by the rear gardens of 21 and 23 to the west. The sizeable extension does not therefore have the same enclosing and dominating characteristics that it might otherwise have if positioned further along Kingscote Road. It was noted on that other properties have

been extended along Kingscote Road to the side, however, the spacing between the dwellings had been maintained.

- 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 two storey side extension is sited well away from neighbouring dwellings, particularly to the north, south and west; with good natural screening along the west (within the ownership of 21 and 23) and north boundaries also. Although there is a window shown in the first floor of the flank elevation of the two storey side extension this would serve a bathroom and is shown to be obscure glazed. Notwithstanding this the level of screening along the side boundary and the fact that the rear gardens of 21 and 23 are between the proposal and the rear elevation of these neighbours prevents unacceptable harm by reason of overlooking and loss of privacy.
- 7.6 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/18/00645 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 be as indicated on the submitted forms and hereby approved plans, or 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, existing and proposed front and rear elevation plans
Existing and proposed side elevation plans
Existing and proposed block plan, ground and first floor plans
Proposed section plan

Reason: - To ensure provision of a satisfactory development.