
Site Address:	101 Lovedean Lane, Waterloooville, PO8 9RW		
Proposal:	Single storey front and rear extension incorporating raised ridge height, with front and rear dormers and integral double garage; cladding to elevations; and re-siting of vehicular access.		
Application No:	APP/17/01116	Expiry Date:	20/12/2017
Applicant:	Miss B Coleman		
Agent:	Mr D P Manns	Case Officer:	Tina Pickup
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to an existing bungalow located on the west side of Lovedean Lane. It is the southerly most bungalow of a row of five 1970's bungalows that have a relatively uniform ridge height. However immediately to the south the height and style of properties changes to more mixed character, with a higher chalet style with dormers at No 97. There is also a backland bungalow located to the south west of the site. To the rear there are two storey dwellings in James Copse Road which are on slightly higher land and have short back gardens - hence the back to back separation is minimal and sense of proximity evident.

The site itself is relatively flat and bounded to the front with a low wall with hedge behind, and vehicular access is currently taken in the southern corner. A drive runs along this southern boundary (which is an evergreen laurel hedge) to a detached flat roofed double garage located against the rear boundary. There is an electricity sub station site in the front northern corner. Lovedean Lane is a classified road.

The bungalow has a small lean to style conservatory in its northern corner. The rear western boundary comprises 1.8m close boarded fencing and the northern boundary to No 103 is a similar height, but with part trellis top. The bungalow of 103 is set close to the shared boundary.

2 Planning History

None relevant

3 Proposal

Single storey front and rear extension incorporating raised ridge height, with front and rear dormers and integral double garage; cladding to elevations; and re-siting of vehicular access.

The proposal involves the demolition of the existing detached garages and a side extension on the southern elevation that also projects forward by 6.3m - creating an 'L' shaped footprint containing a double garage and lounge. The roof would then be re-orientated from front gable to side half hips, and the ridge raised by about 1m. Two dormers would be added to the new front roofslope and one to the rear, as well as several velux's to allow first floor accommodation. The rear conservatory would be

demolished and this recess plus about a 1m deep rear extension added across the back of the existing bungalow.

The proposal also involves closing up the existing vehicular access point and re-siting it at the northern end adjacent the substation, and a replacement 1m high front boundary wall.

During the course of determining the application amended plans have been submitted reducing the size of the first floor rear window and removing and re-siting some of the velux windows.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

Developer Services, Southern Water

Foul sewers cross site - 'building over' not normally permitted and formal application required. If any sewer found in construction work then investigation required; recommend conditions to protect public sewer and informative added. Responsibility of developer to make suitable provision for the disposal of surface water.

Officer Comment

A condition is recommended in relation to drainage infrastructure protection.

Hampshire Biodiversity Information Centre

Within 50m protected or notable species - Bats

Officer Comment

It is not anticipated that the proposed development would impact on bats - it is noted that bats are protected by European and National legislation.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: **3 in total** - 2 to original submission; 1 to amended plans:

Comment	Officer Comment
2 Objections to original plans:	
strongly object to the large and small windows at the rear of the property. Which will overlook our property and encroached on our privacy.	Noted and agreed - amended plans reduce size of rear window & reduce nos of veluxs
Extent of proposed works incorrectly shown on block plan; scales of existing and proposed would have been useful if the same for comparison purposes; Object to: overlooking and privacy - from side velux windows low and large picture window - request veluxs facing NW removed as not required for MOE purposes, or if retained set at pd height of 1.7m and obscure glazed. Picture window should be reduced to more domestic scale;	Additional block plan received correctly showing development on site; Noted and agreed - amended plans reduce size of rear window & reduce nos of veluxs MOE not a planning matter
1 further objection to amended plans:	
removal of picture window and one of veluxs welcomed; still have concern re height of remaining NW velux which is inconsistent on plan, section & elevation. Condition should limit no additional openings and height of velux should be a min of 1.7mm to FFL; PD rights should also be removed with respect to additional openings in south elevation and NW side .	Further amended plans received which clarify velux as 1.725 from FFL See report

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) Highways and parking
- (v) Drainage infrastructure
- (vi) CIL

(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 alterations are comprehensive and would significantly alter the visual appearance of the existing modest bungalow. The site is the first low bungalow after some higher more mixed dwellings and consequently the change in height and profile would be related to the properties to the south and not be out of place in the overall street scene. It is proposed to render the property and use grey roof tiles with cedar cladding to the dormers. This more modern finish is not considered inappropriate in this mixed character residential area.
- 7.4 The proposed forward projection is also considered appropriate - other bungalows to the north have similar forward elements and so the subservient lower 6m deep forward front extension would repeat this nearby pattern of development and continue to respect the overall building line of the area. It would still be set back some 6.5m from the front boundary so the spacious setting of the frontage would not be unduly harmed.
- 7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the street scene 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 has a shallow - approx 8m deep, rear garden and the properties to the rear also have short gardens. Therefore the back to back separation is minimal resulting in the increased height of the existing element of the bungalow with introduction of first floor windows particularly sensitive. Amended plans have been submitted reducing the size of the first floor window to a more standard domestic scale window which would reduce the perception of being overlooked by the occupiers of the properties to the rear. The proposed dormer in the rear new roof slope is set further back and this therefore achieves a 10m separation to rear boundary.
- 7.7 Objection has also been made to the velux windows in the rear element. Amended plans initially reduced these to just the 2 furthest from the rear boundary, noting them to be obscure glazed. However they were shown to be set low on the roof slope and still openable. Objection was still received to this and the potential overlooking. In the absence of any natural screening then oblique angled views of private rear gardens from this first floor velux could result in a loss of privacy. Accordingly the agent has provided further revised plans re-siting the velux windows further up the roof slope and clarified that the lower edge of the velux would be set at 1.725m from the internal floor level as well as being obscure glazed. As such the veluxs in this side roof slope would now comply with permitted development criteria ie obscure glazed and non-opening where below 1.7m. They would therefore be largely above eye height and views out would be very limited. This final set of amended plans is therefore considered to overcome the objectors concerns about overlooking. He also requests that conditions be imposed to limit new openings in the rear, south elevation and NW side roof slope. However any such additional openings in the side roof slope would require planning

permission anyway, and the standard condition that the development is completed in accordance with the approved plans would ensure no changes occur to the rear south elevation at construction stage. Therefore it is not considered necessary to impose such conditions.

- 7.8 The site has sufficient width to retain a sense of space to the south side of the proposed extension. No 97 to the south has a fully hipped roof and this would approximately align with the side extension. There is an evergreen hedge on this boundary and any overlooking from the proposed first floor veluxs above the garage would be to the roofslope of No 97 and front garden area rather than any private rear area. On this basis there would be limited harm to amenity in this direction.
- 7.9 Consequently, it is considered that the amended plans would be unlikely to 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).

(iv) Highways and parking

- 7.10 The re-siting of the access point onto this classified road requires permission and hence is included in the description of development. The replacement front wall, at 1m high, is however permitted development. On the basis that it is a replacement vehicular access point which enables on site turning in front of the garage so that vehicles can enter and leave the site in a forward gear, there is no highway objection to the proposal. The internal dimensions of the proposed garage however marginally falls short of the Parking SPD guide (being 5.5m rather than 6m deep/long) but adequate forecourt space exists for on site parking of 2 cars to serve this 3 bedroom proposal. Therefore there is no highway objection to the proposal.

(v) Drainage Infrastructure

- 7.11 Southern Water has confirmed that a foul sewer crosses the site and have requested a condition in relation to protection of infrastructure. A condition is recommended.

(vi) CIL

- 7.12 The submitted CIL forms indicate a net additional gross floorspace of 96sq m. The plans have been checked and this figure is considered reasonably accurate due to the demolition of the existing garages and conservatory. The project is considered to just fall below the 100sqm threshold for CIL, for which self-build exemption would be claimed. Therefore no CIL liability in this case.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and street scene 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/17/01116

(A) 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:
Proposed Loft Extension, Double Garage & Side/Rear Extension Drawing No Coleman 01A 1 of 2 Revision C
Proposed Loft Extension, Double Garage & Side/Rear Extension Drawing No Coleman 01A 2 of 2 Revision C
Site Layout Plan & Parking Provision Drawing No Coleman 01A (L) 1 of 1 Revision A showing wall height at 1000mm
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans. Any variation shall first be approved in writing by the Local Planning Authority.
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 commence unless and until details of measures to protect and/or divert underground sewers have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To protect utilities and existing foul drainage infrastructure having due regard to policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011.