
Site Address:	32 Yoells Lane, Waterlooville, PO8 9SR		
Proposal:	Single storey rear extension		
Application No:	APP/17/00659	Expiry Date:	16/08/2017
Applicant:	Mr D King		
Agent:	Mr D P Manns	Case Officer:	Jamie Alley
	D M Designs		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site at No.32 Yoells Lane is a detached bungalow with path leading to the rear garden on the eastern elevation. The site is level with the neighbouring property to the western boundary with open vehicular access to the front with a tarmac drive with enough parking for three cars. The rear garden is in excess of 17 metres in depth and is mainly laid to lawn with a patio area and shrubs. There is fencing and hedging to the neighbouring boundaries in excess of 2 metres.

The surrounding area is medium density consisting of detached bungalows and two storey semi-detached properties of similar design, style and range which demonstrates examples of single storey rear extensions.

2 Planning History

92/57224/000 - Single storey rear extension, PERM,08/06/1992

3 Proposal

Proposal for a single storey rear extension. Following a site visit to the neighbouring property of 30 Yeolls Lane concerns were raised with the agent that the proposed side wall and garage doors, would have a detrimental impact with regard to reducing levels of daylight to this neighbours bedroom window. After a discussion with the agent to advise these concerns, it was agreed to withdraw this element of the application. The removal of this element is secured via a condition, and change to the description of development for the avoidance of doubt.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

East Hants District Council

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Resident at 30 Yeolls lane made an objection to aspect of the garage extension. As this development would have an adverse impact relating to the loss of daylight to a bedroom window on the western boundary.	Following a site visit to 30 Yeolls Lane I was able to see the detrimental effect the proposed garage extension would have relating to the reduced levels of daylight to a bedroom window. After a phone call with the agent we agreed to agreed to withdraw this element, though could not amend the plan as was on leave. An agreement was made to remove this via condition and to change the description of development.

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 single storey extension is located at the rear of the property and is not visible from the streetscene, which consists of single and two storey properties of similar styles and ages. Therefore the proposal complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

7.4 No objections have been received in relation to the single storey rear extension. The rear extension is 3.3m in depth and site will retain a garden length of approximately 14m. The single storey rear extension will be well screened by hedging in excess of 2m, with a proposed eaves height of 2.8m and total height of 4.1m.

7.5 Consequently, it is considered that the proposal is 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). It is noted no letters of objection were received with respect to the scheme.

7.6 Following a site visit to the neighbouring property of 30 Yeolls Lane concerns were raised with the agent that the proposed side wall and garage doors, would have a detrimental impact with regard to reducing levels of daylight to this neighbours bedroom window. After a discussion with the agent to advise these concerns, it was agreed to withdraw this element of the application. The removal of this element is secured via a condition, and change to the description of development for the avoidance of doubt.

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/17/00659

(A)

(B) for the following reasons/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:

Location Plan - King - 01A

Block Plan - King - 01A

Proposed & Existing Plans and Elevations - King 01A Rev A

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 Notwithstanding the details shown on plan King 01A Revision: A, this permission does not relate or approve the side wall on the Proposed R.H Side (North west) elevation or the proposed garage doors on the proposed front (north east) elevation.

Reason: For the avoidance of doubt and to protect the amenities of 30 Yoells Lane in terms of loss of sunlight/daylight in accordance with policy CS16 of the Havant Borough Core Strategy 2011.