
Site Address:	40A Lovedean Lane, Waterlooville, PO8 8HJ		
Proposal:	Single storey front and rear extension and new front porch.		
Application No:	APP/17/00270	Expiry Date:	13/07/2017
Applicant:	Mr S Hughes		
Agent:	Mr D Packham	Case Officer:	Tina Pickup
	Kingswell Design & Build Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached red brick bungalow with fully hipped tiled roof, located on the northern side of Lovedean Lane. It is set well back from the highway, by approximately 15m, having an extensive graveled front forecourt area providing parking for several cars. The front boundary to the highway comprises a 1.8m high close boarded fence providing a screening to the bungalow. No 42 to the west is also a bungalow, but No 40 to the east is a two storey dwelling.

Lovedean Lane rises and falls and the land falls away to the west of the application site. The linear line of properties are also all set higher than the lane, but the rear gardens then start to slope away again to the north. The side boundaries are generally 1.5 to 1.8m close boarded fencing. There is an existing detached brick built garage/outbuilding with flat/sloping roof built on the western boundary, behind the bungalow.

2 Planning History

Also another current application on the site:
APP/17/00615 - Demolition of existing garage and workshop and erection of photography studio, office and workshop

3 Proposal

Single storey front and rear extension and new front porch.
The front extension would square off the footprint of the dwelling with hipped roof to match - a flat crown top is proposed to maintain the existing overall height; the front porch would be central on the new front elevation and include a hipped pitched roof; and the rear extension would extend about 3m deep by 4.5m wide in the eastern corner.

As originally submitted the application also included a replacement outbuilding to be used as a photography studio - but after concerns over its height, proximity to boundary and use, this element was withdrawn for revisions to be re-submitted separately.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

HBIC screening has however identified the site to be within 50m of protected and notable species.

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: 0

Comment	Officer Comment
None received	

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. The application has been delayed due to the need to complete a Certificate B ownership and serve Notice as the applicants are only prospective purchasers of the site.

(ii) Appropriateness of design and impact on the character of the area

7.3 The design and appearance of the proposal is considered appropriate to the host dwelling with the character of hipped roof and ridge height all respected. Because the

bungalow is set so far back from the highway behind an existing high fence, it is not overly prominent in the street scene. The other dwellings in the area are mixed in appearance and hence the proposal is considered appropriate in context to both the main building and local area. The proposal 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

- 7.4 The proposed frontage infill would still retain a separation of 3m from the western boundary with No 42 and there is only one obscure glazed window proposed for this side elevation - the proposal would be unlikely to have any adverse impact on the privacy or outlook from this property. The rear extension sits closer to the boundary with No 40 where No 40 have evergreen leylandii planting above the shared fence providing additional screening. As a single storey extension having an eaves height of about 2.5m and hipped roof, the impact on the amenity of the occupiers of No 42 would be minimal.
- 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.

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/17/00270

(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 Extension Floor Plan - received 14 March 2017
Proposed Extension Front & Rear Elevations - received 14 March 2017
Proposed Extension Side Elevations - received 12 April 2017
Proposed Roof Plan - received 14 March 2017

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.