

108A Lovedean Lane, Waterlooville, PO8 9SN

Single storey rear extension Alterations to the rear roof line and insertion of obscured side facing dormer to provide additional headroom to the bedrooms and detached self-contained annex to remain ancillary to the dwelling as an alternative to the approved front extension and garage alteration permitted under APP/22/00330

Introduction

The application property is a detached dwelling built in 2014. The property is to the east of Lovedean Lane and is accessed via a shared driveway with 108 Lovedean Lane which sits to the west.

The property is a dormer bungalow construction with facing brick elevations and a tiled roof. To the northwest of the house is a detached garage.

The proposal

The application follows approval of application APP/22/00330 which was for a similar proposal but which envisaged the annex to be formed by way of an extension and alteration to the garage.

The revised submission instead relocates the annex to a detached building in the rear garden.

The application comprises:

- A single storey rear extension (an alternative to the previously approved conservatory) to provide additional space for the kitchen connected to the garden. This would be flat roofed with a lantern and with facing brick to match existing to the walls. This is identical to the scheme approved under APP/22/00330
- Alterations to the rear roof line and insertion of obscured side facing dormer to provide additional headroom to the bedrooms. This would comprise horizontal cladding to the dormer wall with tiles to match the existing to the extended roof form. The side facing dormer would be modest in scale, obscure glazed and non-opening below 1.7m measured from the floor of the room it serves, so that potential impacts relating to overlooking can be mitigated. This is identical to the scheme approved under APP/22/00330
- A detached annex to the rear of the property to remain ancillary to the dwelling. This will be constructed using facing brick and tiles to match with the existing house.

Whilst the proposed annexe would benefit from its own entrance and contain all the facilities necessary for independent living without entering the main dwelling, the fact the annex is sited in the rear garden and can only be accessed by the side access to the host dwelling and would share the existing parking arrangements will ensure it remains ancillary.

The annexe will remain incidental to the enjoyment of the dwellinghouse and be occupied by family member/s on an ancillary basis only and a second planning unit will not be created. There would be no sub-division of the garden, or residential curtilage and the applicant would be happy to accept a suitably worded condition or enter a legal agreement to control the use of the annex.

This is an alternative to the scheme approved under APP/22/00330