
Site Address:	42 Lovedean Lane, Waterlooville, PO8 8HJ		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00368	Expiry Date:	01/07/2022
Applicant:	Mrs D Jackson		
Agent:	Mr D P Manns	Case Officer:	Lewis Ford
	D M Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 42 Lovedean Lane, Waterlooville, PO8 8HJ. The site includes a detached bungalow with white rendered walls, traditional roof tiles, and UPVC windows and doors. The site is in Havant Borough and is located on the northern side of Lovedean Lane adjacent to the junction with Parklands Avenue to the west. The properties adjacent to the north along Cypress Crescent are within East Hampshire District. There is a slight drop in ground level (south-to-north) resulting in the single-storey bungalow at the application site being at (roughly) the same level as the first floors of the 3 storey townhouses along Cypress Crescent to the north.

2 Planning History

15795/1 – PERM in Nov 1964 for access to Keydell Estate betw/ 42 & 46 Lovedean Lane.

28415/1 – PERM in May 1980 for detached rear garage and single storey side extension.

93/58525/001 – PERM in Nov 1993 for replacement double garage in existing location.

00/58525/002 – PERM in Aug 2000 for rear extension and pitched roof over existing garage.

04/58525/003 – REFUSAL in Dec 2004 for retention of timber gates fronting Parklands Avenue and retention of infill carport/garage between Parklands Avenue and existing pitched roof garage at rear of site.

3 Proposal

Single storey rear extension.

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)

CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Councillor A Briggs - Cowplain

No comment.

Councillor D Keast - Cowplain

No comment.

Councillor N Bains - Cowplain

No comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application, please visit Southern Water's "Get Connected" service:

<https://developerservices.southernwater.co.uk/>

Please read our New Connections Charging Arrangements documents which are available via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangement>
[s](#)

In situations where surface water is being considered for discharge to our network, we require the following hierarchy for surface water – reuse, infiltration, watercourse, storm sewer, and combined sewer – to be followed which is reflected in Part H3 of Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

Please note: There is a private foul sewer within the development site.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

East Hants District Council

East Hampshire District Council has no objection to this application.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective due to its location within Source Protection Zone 1 of the groundwater catchment. We have no subsequent adverse comments to make due to the development's small nature.

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: 1

Comment	Officer Comment
We can confirm our support for this proposal but would request for a natural screen to be retained between the boundaries. This would provide both the applicants' property and ours being able to retain the privacy we enjoy today. No screen would allow both parties to be able to see through to each other's' garden and also, specifically at night, being able to see any activities within our kitchens.	Site visits were carried out at No.42 Lovedean Lane and No.42 Cypress Crescent on 22 and 29 June 2022 respectively. It is considered that a Planning Condition for the retention of existing screening would not be necessary to allow the proposed development to proceed. This is because the proposed development is no closer to the boundary than the existing dining room projection (approx. 17.5m) and would not require the existing screening to be removed. In addition, the existing screening could be removed without the need for planning permission regardless of whether the proposed development is built out or not.

7 Planning Considerations

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Impact on the Source Protection Zone (SPZ)
- (vi) Impact on Utilities

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 Planning Permission was granted in August 2000 under reference 00/58525/002 for the erection of a single storey rear extension off the central rear area of the dwellinghouse to provide a dining room. This existing rear extension measures approximately 4.1m in depth and 3.2m in width, and has created a staggered rear elevation at the existing dwellinghouse. The proposed development – the subject of this report – proposes to infill the areas east and west of the existing central rear extension to create uniform and flush rear and side elevations. In doing so, the proposed eastern and western single storey rear extensions would both comprise a depth and eaves height of approximately 4.1m and 3.1m respectively, along with a width and maximum height of approximately 4.1m and 4.4m respectively on the proposed eastern rear extension, and approximately 5.2m and 4.7m respectively on the proposed western rear extension. The proposed rear extensions would help to reconfigure the interior of the dwellinghouse to expand the existing kitchen and third bedroom, and create a dressing room, ensuite and utility room.

7.4 The Havant Borough Design Guide SPD states that extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. The proposed rear extensions would comprise brick and block walls, concrete roof tiles, and UPVC windows and doors to match the existing dwellinghouse. In terms of the roof, the proposed rear extensions would mirror the roof angle, height, and slope of the existing roof which is supported by the Design Guide SPD.

7.5 Moreover, the appearance, design and mass of the proposed development is deemed to be acceptable and appropriate within the context of the application site and its locality. It is considered that the proposed development would reflect and enhance the existing dwellinghouse by creating a uniform and symmetrical built form which would not result in an adverse impact on the visual amenity of the locality. As such, the proposed development would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.6 The Havant Borough Design Guide SPD states that single-storey rear extensions:

Should be no closer than 1 metre from neighbouring properties; and
Should be at least 8 metres from the rear boundary; and
Should be at least 20 metres from the neighbouring property to the rear; and
Must not have an adverse impact on the amenity of neighbouring properties

7.7 The proposed development would be flush with the side elevations of the main dwellinghouse and would be 1.1m and 7.4m from the eastern side and western side boundaries respectively. In terms of the rear garden and separation distance from the properties to the rear, the proposed development would be approximately 17.5m from the northern rear boundary and approximately 25.5m from the neighbouring properties to the rear – Nos 42 and 43 Cypress Crescent. In terms of potential impact on neighbour amenities, this has been considered further below.

7.8 No.40a Lovedean Lane is the neighbouring property to the east. The neighbouring property has a substantial outbuilding to its rear and has one obscure-glazed window on the western side elevation of the main dwellinghouse. The proposed development at No.42 Lovedean Lane would not include any doors or windows on its side elevations. It is considered that the proposed development would not be overbearing to No.40a Lovedean Lane and would not lead to overshadowing, loss of light or loss of privacy.

7.9 Nos 42 and 43 Cypress Crescent are the neighbouring properties to the north and are in the administrative boundary of East Hampshire District Council (EHDC) who has provided no objection to the proposed development. The location and extent of the proposed development would meet (and exceed) the recommended minimum separation distances to the two neighbouring properties to the rear. In terms of the 3 storey neighbouring properties being 1no. storey higher than the existing bungalow (due to the change in ground level), the SPD recommends a separation distance of 24m which would be met. An existing detached garage and alleyway separate No.42 Cypress Crescent from the proposed development, whilst planting and an existing 1.8m standard fence (supplemented with additional trellis fencing) provides screening between No.42 Lovedean Lane and No.43 Cypress Crescent.

7.10 It is noted that 1no. neighbour comment has been received in respect of the proposed development requesting the retention of a natural screen along the northern boundary of the site to retain existing privacy. It is understood that the northern boundary was previously well screened with high leylandii trees which meant that the occupiers of the properties in Cypress Crescent had private rear gardens with an outlook onto greenery. However, the trees were removed in 2017 and, as unprotected trees, did not require any sort of consent for their removal. In June 2022, during the site visits at No.42 Lovedean Lane and No.42 Cypress Crescent, it was noted that the existing standard 1.8m fence is supplemented with additional trellis fencing, and that this expands along multiple boundaries between properties along Lovedean Lane and Cypress Crescent. The occupants at both Nos 40a and 42 Lovedean Lane have planted replacement screening – the former in accordance with a Planning Condition attached to their Planning Permission for an outbuilding / photography studio (see Planning Permission references APP/17/01281 and APP/17/01283). In this instance, however, it is considered that a similar Planning Condition for the retention of the existing screening along the northern boundary of No.42 Lovedean Lane would not be **necessary** to allow the proposed development to proceed.

This is because the proposed development would be no closer to the boundary than the existing dining room projection (approx. 17.5m) and would not require the existing screening to be removed to facilitate development. In addition, the existing screening could be removed without the need for planning permission regardless of whether the proposed development is built out or not. In comparison, the (now built) photography studio at No.40a Lovedean Lane was on the boundary with No.42 Cypress Crescent and, therefore, a Planning Condition for the outbuilding regarding screening was necessary and reasonable at No.40a to protect neighbouring amenity.

- 7.11 On balance, it is considered that the proposed development would not result in an unacceptable impact on Nos 42 and 43 Cypress Crescent given the separation distance, existing boundary fencing (supplemented with additional trellis fencing) and existing planting. In terms of the request for a Planning Condition regarding the retention of screening, this would not be necessary to allow the proposed development to proceed and, therefore, would not meet all 6no. tests for a Planning Condition as set out in Paragraphs 55 and 56 of the National Planning Policy Framework (NPPF) as supplemented by the National Planning Practice Guidance (NPPG). Consequently, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on the Local Ecological Network (LEN)

- 7.12 The front of the application site is in proximity to Wecock Wood which is a Site of Importance for Nature Conservation (SINC) and contains Ancient and Semi-Natural Woodland. The woodland forms part of the Local Ecological Network (LEN). Given that the proposed development would be to the rear of the application site, it is considered that it would not have an adverse impact on the LEN and, therefore, it would not be contrary to Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on the Source Protection Zone (SPZ)

- 7.13 The site is entirely within Source Protection Zone (SPZ) 1 in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no subsequent adverse comments to make due to the small nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(vi) Impact on Utilities

- 7.14 A Foul Sewer Line runs along the western area of the application site and Southern Water has confirmed that this is a private foul sewer. The Foul Sewer Line runs parallel, and connects, to the western side of the existing dwellinghouse. Southern Water has advised that it may be possible that a sewer (now deemed to be public) could be crossing the development area. Southern Water has advised that, in the instance that any sewer is found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further work can commence on site. In acknowledging Southern Water's comments, an appropriate Planning Condition has been proposed – see Planning Condition No.4.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00368 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:

Drg No: 01A - Location Plan

Drg No: 01A - Block Plan

Drg No: 01A REV A – Existing & Proposed Plans

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 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.