
Site Address:	30 Kings Road, Cowplain, Waterloooville, PO8 8UR		
Proposal:	Part single part two storey side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01079	Expiry Date:	03/01/2023
Applicant:	Mr Graham		
Agent:		Case Officer:	Selina Donophy
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the north side of Kings Road, Cowplain, Waterloooville. This property has a pitched roof with brickwork and pebbledash to the elevations - to the front is a bay window with overhanging roof above and to the side is a porch. To the front is a driveway allowing for vehicle parking.

2 Planning History

None relevant

3 Proposal

Part single part two storey side and 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor David Jenner

No comment received

Councillor E Shimbart - Hart Plain

No comment received

Councillor Narinder Bains - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (iv) Parking

(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 This proposal comprises two storey and single storey extensions. set back towards the rear of the property. Proposed materials would match existing. The proposed extension would have dimensions of approximately 3.6 metres depth, 2.75 metres width from the rear and projecting beyond the side elevation wall by approximately 1.3 metres. The two storey extension would have a ridge height of approximately 6.3 metres coming level with the existing first floor rear wall. The existing ground floor rear wc would also be extended to come level with the side wall of the two storey extension. This extension would create a third bedroom set at the rear of the property which would be served by a rear elevation window. At ground floor this would allow for an open plan kitchen/ dining area with doors to the rear elevation. Proposed materials would match existing.
- 7.4 It is noted similar extension works have been undertaken some years ago at the adjoining property, no 28 and this proposal would not be dissimilar in design and general appearance. The extension would not be highly visible from the public realm, with only approximately 1.3 metres of the extension projecting beyond the side wall. The materials would be in keeping with the host dwelling and the extensions would not result in overdevelopment of the plot.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building 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 To the east of the application site is no 28 Kings Road. The proposed extensions would be located away from no 28 and therefore no impact on the amenity of this property has been identified.
- 7.7 To the west of the application site is no 32 Kings Road. This property has no windows at first floor level to the side elevation and at single storey level this property extends to the boundary with a lean to and conservatory to the rear. The proposed extensions are not considered to result in harm to the amenity of this property- no overshadowing, overbearing or overlooking harm would amount from the proposals.
- 7.8 To the rear of the application site are the rear gardens of nos 20 and 21 Linda Grove. Whilst the proposal would result in a new first floor rear window, there would be over 30 metres separation distance between the rear elevations of these properties and this separation distance is deemed to mitigate against any overlooking impact.
- 7.9 Consequently, it is considered that the proposal will not 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.

(iv) Parking

- 7.10 This proposal would result in one additional bedroom resulting in a total of 3 bedrooms - this bedroom increase would not require any additional parking allocation

as specified in the Havant Parking SPD.

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/22/01079

(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:

08 Nov 2022 BLOCK PLAN
08 Nov 2022 CROSS SECTION PLAN
08 Nov 2022 LOCATION PLAN
5834/2 PROPOSED FIRST FLOOR PLANS
5834/4 PROPOSED GROUND FLOOR PLAN
5834/6 PROPOSED ELEVATIONS

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.