
Site Address: 6 Park Lane, Cowplain, Waterlooville, PO8 8AB
Proposal: Demolition of garage, 1 1/2 storey side extension and single storey rear extension.
Application No: APP/23/00981 Expiry Date: 02/01/2024
Applicant: Mr & Mrs Collins
Agent: Mrs Lewis Case Officer: Robert Riley
 Rheal Architecture
Ward: Cowplain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two storey dwellinghouse located in Cowplain, Waterlooville. The application site, contains a pebbled driveway to the front of the application site, with a garden to the rear of the application site. The application has a light grey blockwork design to form its external walls and grey concrete tiles in a pitched gable roof design to form the roof of the dwellinghouse.

The application site, is in an area that could be defined as both urban and residential, with the character of the road being two storey dwellinghouse's with blockwork and render designs.

2 Planning History

APP/20/00603 - Application for Certificate of Lawfulness relating to proposed loft conversion including rear dormer and 2no. Velux windows to front elevation, single storey rear extension and addition of first floor window on front elevation.,
PERM,02/09/2020

3 Proposal

The proposal to the application site involves three elements:

- Demolition of garage
- A 1 1/2 storey side extension
- A 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comment received

Councillor D Keast - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

No comment received

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

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

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

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.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This will have no impact on our house, therefore we support the plans.	Comments are noted.

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 The proposed development encompasses multiple works involving the Demolition of garage, a 1 1/2 storey side extension and a single storey rear extension.

Materials

7.4 The roof would be installed with slate tiles, this would match the existing roof and is therefore considered acceptable. The external walls would be installed with painted brick and render this is considered acceptable. The windows would be white pvc windows, this is considered acceptable.

Extensions

7.5 The proposed works would remove the existing garage, and install a side and rear extension to the dwelling. This would involve a utility room and WC to be installed in place of the garage on the ground floor and remodelling involving the living room and proposed play room to featured to the rear. On the first floor, a bedroom would occupy the side extension to the first floor.

Windows

7.6 On the southwestern elevation, a window would be installed to serve a bedroom, this would overlook front gardens which are considered the public realm and therefore this is considered acceptable. There would be a window on the northwestern elevation, this would serve a playroom and would be replace an existing window, and therefore would not increase overlooking. On the Northeastern elevation, there would be a window proposed to serve a bedroom, this would face No.6's rear garden have a separation distance from No.21 Holman Close of approximately 50 metres which is above the

minimum of 20 metres that the Havant Borough Design Guide SPD sets out.

Dimensions

- 7.7 The width of the side extension to the dwelling would be approximately 2.5 metres, the proposed depth of the works would be approximately 11.4 metres replacing the existing depth of approximately 4.5 metres of the existing garage. The maximum height of the proposed works would be approximately 6.5 metres tall.

Character and streetscene

- 7.8 The street scene of the neighbouring area features an eclectic mix of designs of dwellings, featuring one and two storey dwellings and blockwork and modern cladding. The Havant Borough SPD Design Guide states that the extension should remain subservient to the main building, so it can be read which part of the building is the original and which is a later addition. The extension is not set back behind the main building line, this is considered to have a significant impact upon the character upon the road, however as the dwelling already features a garage, the impact is reduced and is therefore considered acceptable. The ridge height would additionally be below the height of the main ridge which is a preference of the Havant Borough Design Guide SPD, so that the extension does not dominate the main frontage, this is considered acceptable.
- 7.9 The Havant Borough Design Guide SPD also states a preference for gaps to be retained between buildings. The proposed works would feature a 1 and a half storey extension to replace the garage, this would have a significant impact, but is not a two storey extension which the guide prefers to be avoided when infilling gaps between dwellings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing.
- 7.10 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

- 7.11 To the northwest and southeast sides of the application site are properties at Nos 5 and 7 Park Lane. Due to proximity, the main impact to assess would be in regard to these two properties.

No.5 Park Lane

- 7.12 No.5 Park Lane is located to the northwestern side of the application site. The dwelling, would increase in bulk and scale to No.5 Park Lane resulting from the rear and 1.5 storey extension to the property. The application site would install a window, to serve the proposed play area on the northwestern elevation this would replace an existing window and is not proposed to increase overlooking for No.5. Additionally there would be a window installed on the northeastern elevation, this would increase overlooking of No.5's rear garden and its outbuilding, however as the effect is considered limited this is considered acceptable, as the window would primarily face the rear garden of No.6 and the window would have a separation distance from the outbuilding of No.5 of approximately 33 metres.

- 7.13 With regards to the increased scale of the dwelling upon No.5, the proposed works would increase the bulk and scale of No.6. It would increase the sense of bulk, and scale on the 2 windows on the southeastern elevation facing No.6 however these are presently screened by the boundary treatment and the impact is considered acceptable. With regards to the windows on the first floor which face No.6, these presently serve a bedroom with the clear window serving as a secondary window, and a bathroom with a obscure window, they currently have a separation distance of approximately 3.9 metres from No.6's first floor this would reduce to approximately 1.4 metres. This would increase the sense of bulk and scale upon the bedroom, however, this is considered acceptable due to the existing scale and bulk resulting from the proximity to No.6 and that the window serves as a secondary window, with the primary window unaffected.

No.7 Park Lane

- 7.14 No. 7 Park Lane is located to the southeastern side of the application site. The proposed 1.5 storey extension and rear extension to the dwelling would be screened to No.7 by the existing dwellinghouse and would not increase bulk and overlooking concerns to No.7 Park Lane and is therefore considered an acceptable impact upon No.7 Park Lane.
- 7.15 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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

- 7.13 The proposed works would increase the occupancy of the dwelling from 3 to 4 bedrooms. This would require a minimum of 3 parking spaces as set out in the Havant Borough Parking SPD. This was shown on the plans and is considered acceptable.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. It is noted that there was one comment in support of the proposals. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00981

(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:

Drawing Number: 079 PD101A: LOCATION & BLOCK PLANS

Drawing Number: 079 PD101B EXISTING FLOOR PLANS

Drawing Number: 079 PD111A: EXISTING ELEVATIONS

Drawing Number: 079 PD120B: PROPOSED FLOOR PLANS

Drawing Number: 079PD121D: AMENDED 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.