
Site Address:	45 Park Lane, Cowplain, Waterloo, PO8 8AG		
Proposal:	Single storey rear and side extension.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01063	Expiry Date:	01/03/2024
Applicant:	Mr A Lander		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 45 Park Lane, Cowplain, Waterloo is a two-storey semi-detached dwellinghouse with accommodation in the roof space, constructed in red bricks with elements of white render and pale green cladding at rear dormer and front porch, and a brown tiles pitched roof. At the front of the property, a gravelled area allowing for at least three car parking spaces and a driveway on the northwest side of the house leading to the existing setback garage at the rear. The rear garden is of appropriate size and regular shape and comprises a retained grass area and a decking to the rear. The boundary treatments consist of 1.8 metres wood fences at the rear continuing along the northwest front side with a lower height.
- 1.2 The surrounding area is predominantly residential with properties of similar design, type and height and some other differing.

2 Planning History

APP/16/00760 - Single storey front extension., PERM,01/09/2016

3 Proposal

The proposal comprises the demolition of an existing detached garage and rear conservatory, and the construction of two single storey extensions, including one at the rear and one on the northwest side of the property.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments.

Councillor Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

17th January:

An email was received requesting further information about the proposal and assurance with regard to potential impacts of the side extension to the adjacent property due to the proximity to boundary line.

29th January:

Further to a site visit, a response was sent to Cllr Keast with additional information and officer's assessment notes.

No further comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Developer Services, Southern Water

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

The submitted document (PAR-01) indicate that developer is intending to build-over a public sewer which is not shown in our records. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

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.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Foul and Surface Water Drainage

Southern Water requires a formal application for any new connection to the public 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

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Officer's comment: The relevant condition is recommended for inclusion the decision notice together with an informative in relation to the wider consultation response.

Hampshire Biodiversity Information Centre:

Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland

Within 50m - SINC - The Queens Enclosure

Within 50m - Ancient Woodland Inventory - Ancient & Semi-Natural Woodland

Officer Comment: these designations relate to the Queens Enclosure woodland to the opposite side of Park Lane, this area is not considered to be impacted by the proposed domestic scale development.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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.

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

7.3 The proposed works consist of the demolition of an existing flat roof timber-built garage, currently used as store room and a rear conservatory, followed by the construction of a side extension comprising a new garage and storeroom, and a rear extension to be used as an expansion to the kitchen and a new dining room. The side extension would be protruding by approximately 2.45 metres from the northwest side elevation and flush with the original dwellinghouse's side with a length of 6.925 metres, a height of approximately 2.6 metres and with no side windows. This extension would be accessed from the front through a garage door and from the rear garden through a double door. The rear extension would be protruding by 5 metres to the rear with approximately 5.95 metres in width and approximately 2.7 metres high. This extension would be accessed from the inside and would have a double-glazed b-fold doors facing the rear garden. Both extensions would be single storey with a flat roof and constructed with materials matching the existing ones in the main dwellinghouse. Consequently, the proposed extensions' design and scale would result in a subservient appearance concurring with Havant Borough Council Design Guide SPD. Additionally, the proposed works are considered to be in keeping with the context of the main dwellinghouse.

7.4 As the side extension would be positioned at the main building line, it would be visible from a couple of vantage points within the public realm. By dint of the different gaps between existing properties within the area and some existing side extensions, it is considered that the proposal would not be out of context within the streetscene. It is also noted that the side extension would allow for bins etc being taken through the garage and store to the back garden.

7.5 Considering the existing property location, design as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.6 The proposed rear extension would replace the existing conservatory and would be at the same distance from the southeast boundary, 550 mm closer to the northwest boundary and protruding to the rear northeast by an additional 2 metres in comparison to the currently existing conservatory. The side extension would be on the northwest side of the property and positioned at approximately 150 mm from the side boundary line.
- 7.7 The adjacent property at No.44 Park Lane is adjacent to the application site on the northwest side. Although, it is noted that the proposed side extension would be close to the shared boundary with this property, it also noted that the extension would be a 2.6 metres high single storey flat roof construction with no side windows. Additionally, it is considered that the existing wood fence would provide a partial screen to the structure while the neighbouring property currently has obscure glazed high windows on their southeast elevation facing the proposal. On another note, the flat roof rear extension would be positioned at approximately 2.95 metres with no side windows. Therefore, it is considered that the proposed development would not lead to harmful overlooking or overbearing and would have a limited and acceptable impact on the adjacent properties on this side.
- 7.8 To the southeast side, the side extension would be mainly screened from the adjacent property at No.46 Park Lane. The proposed rear extension would be positioned at the same distance from the boundary line. It is noted that the adjacent property benefits from a conservatory of approximately 3.7 metres in depth, thus the proposed depth increase of the rear extension would result in a protruding structure of approximately 1.3 metres beyond the rear wall of the adjacent property conservatory. Considering the existing wooden fence of approximately 1.8 metre, the proposed rear extension height of 2.7 metres and the flat roof design, it is deemed that the proposed development would not be overbearing or lead to a loss of daylight or privacy, thus would have a limited and acceptable impact on the adjacent properties on this side.
- 7.9 The neighbouring properties located at the north boundary and facing the rear of the property are considered to be positioned at a sufficient distance to avoid any detrimental impact from the proposed development.
- 7.10 Facing the main front elevation of the application site is a large wooded open area with no residential properties.
- 7.11 Given the design and size of the new built, the position from the existing boundaries and the existing buildings, it is considered that the proposal would not have a detrimental impact on the residential amenity of these neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

- 7.12 The proposal would result in the demolition of the existing garage and the erection of a new garage and store room closer to the front building line. As the property comprises three existing bedrooms and as the proposal would not result in an additional bedroom, a minimum of two parking spaces within the curtilage of the property are required. It is noted that the proposed garage dimensions are deemed substandard for a garage car parking space when assessed against the Parking SPD, albeit the current garage not being used as such. However, considering the existing paved area at the front of the property allowing for at least three parking spaces, it is deemed that the current provision of car parking spaces would be meeting the requirements of Havant Borough Council Parking SPD and Policy DM13 of Havant Borough Council Local Plan (Core Strategy 2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01063, 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:

Location Plan - Uploaded 08/01/2024
Existing and Proposed Floor Plans/Elevations and Proposed Section Drawing No. PAR-01 - Uploaded 08/01/2024
Existing and Proposed Block Plan Drawing No. PAR-02 - Uploaded 08/01/2024

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 Prior to the commencement of development, details of measures to be undertaken to either protect or divert public sewers, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.