
Site Address:	42 Park Lane, Cowplain, Waterlooville, PO8 8AG		
Proposal:	Single storey rear infill extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00301	Expiry Date:	18/06/2024
Applicant:	Mr Dancey		
Agent:	Mr Barker	Case Officer:	Robert Riley
	GDB Technical Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey semi-detached property with a brown tiled pitched and cat slide hipped roof with elevations of red and yellow multibrick. The site is level with gated vehicular access. The dwelling features a rear extension to the rear of the dwelling.
- 1.2 The adjoining semi-detached property lies to the west, a pair of two storey semi-detached properties are to the east and the rear garden of a property in Rowan Avenue is to the north of the site. The Queen's Inclosure woodland lies opposite. The area is of medium density of a mixture of two storey detached and semi-detached dwellings and bungalows of different and similar ages, styles and design.

2 Planning History

APP/11/00180 - Single storey side and rear extension. New front porch. ,
PERM,03/05/2011
APP/18/00649 - Minor single storey extension at rear and first floor side extension
over garage., PERM,01/08/2018

3 Proposal

There is one proposal to the application site:

- Single storey rear infill extension with a proposed maximum approximate height of 3.1 metres a proposed depth of approximately 2.5 metres and a proposed width of approximately 2.9 metres, with lantern on roof.

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

CS16 Havant Borough)
DM8 (High Quality Design)
(Conservation, Protection and Enhancement of Existing Natural Features)

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

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

Foul and Surface Water Drainage

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

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Portsmouth Water Company

No comments received

Royal Society for the Protection of Birds

No comments received

Hampshire County Council Arboricultural Consultancy

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.
2. No arboricultural information is available on the portal therefore, I assume none has been submitted.
3. Given the small scale of the proposal, it is very unlikely that it will have any impact on trees.

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: 0

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) Ecology
- (v) Trees

(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

Character

7.3 The roof of the infill would exceed the height of the existing single storey rear extensions. However, the proposed rear infill extension would not be readily visible on the street and would be modestly sized with a modest footprint and would be single storey and therefore would be considered subservient and in keeping to the main dwelling and considered acceptable.

Materials

7.4 The materials would match the existing dwellinghouse and are considered acceptable.

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 Due to proximity it has been considered important to assess the impacts upon No.41 Park Lane. Due to shielding from the existing dwelling the works are not considered to impact No.43, due to proposed rear fenestration replacing existing rear fenestration and a sufficient separation distance and screening, properties to the rear are considered to be acceptably impacted.

No.41 Park Lane

7.7 No.41 Park Lane is located to the northeastern side of the application site. The rear infill extension would create additional fenestration, however this would face the common boundary fence, and is considered to not create additional overlooking. Furthermore, due to the modest height and a separation distance from the common boundary of approximately 3 metres, it is not considered to create overshadowing of

No.41 or feel overbearing upon the dwelling. With regards to these concerns, the works are considered acceptable upon No.41.

- 7.8 Consequently, it is considered that the proposal would 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) Ecology

- 7.9 Due to the application site being within 30 metres of protected and notable species, the impacts of the works upon ecology has been assessed as part of this application. However, in consideration of the minor scale of the proposed works, it unlikely to result in harm to protected species. Furthermore as part of the application process, Natural England was consulted. Natural England provided no objection to the proposal, and officers are satisfied with the impacts the works may have upon ecology.

(v) Trees

- 7.10 Due to large trees in the rear, the Hampshire County Council Arboricultural Consultancy was consulted during the application process. In light of the proposed works, the consultancy stated " *Given the small scale of the proposal, it is very unlikely that it will have any impact on trees* ". In light of this, with the consultancy providing no objection and not recommending any conditions to be placed if permission is forthcoming, officers are satisfied with the works potential impact upon trees.

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. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00301

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: 01: SITE AND LOCATION PLANS

Drawing Number: 02: EXISTING FLOOR PLANS
Drawing Number: 03: EXISTING ELEVATIONS
Drawing Number: 04: PROPOSED FLOOR PLANS
Drawing Number: 05: 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.