
Site Address:	11 Kings Road, Cowplain, Waterloooville, PO8 8UR		
Proposal:	Single storey rear extension and erection of garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01021	Expiry Date:	22/04/2024
Applicant:	Mark Nutbrown		
Agent:	Mr Walker	Case Officer:	Bethany Crowther
	Parkers Design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow with a hipped roof sited to the south of Kings Road. The property has brickwork and render to the external elevations. To the front of the property is a grassed area and gravel driveway leading to an existing detached garage. The site has a low boundary fence separating it from the public footpath.
- 1.2 The surrounding area is residential in character and contains a mix of detached and semi-detached bungalows and two storey properties. There is no established architectural pattern within the street scene.

2 Planning History

APP/23/00530 - Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer and front rooflights, demolition of existing garage to be replaced with garage at the rear, erection of 2 metre gates and installation of flue for log burner.
, PERM,23/02/2024
APP/23/00614 - Installation of 2 metre gates at the front of the property.,
WD,08/12/2023

3 Proposal

Single storey rear extension and erection of garage.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Carly Scannell - Hart Plain

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor James Blades

No comments 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

The application was subject to a 21 day re-notification period due to the submission of amended plans and a revised description of development.

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 rear extension would extend approximately 3.9 metres from the original rear elevation and approximately an additional 1.5 metres from the existing extension. The proposed extension would have a width of approximately 4.2 metres and have a maximum height of approximately 3.2 metres from ground level. The external walls would contain render. The rear extension would not be visible from the street scene and is considered acceptable in terms of its design.
- 7.4 The proposed garage would be sited in the rear garden and set back from the dwellinghouse by approximately 3 metres. It was noted on a site visit that the rear garden has a gentle slope to the rear of the site. The proposed garage would have a pitched roof, a maximum height of approximately 3.4 metres from ground level and an eaves height of approximately 2.6 metres. The proposed garage would be approximately 8 metres in length and have a width of approximately 5.5 metres. The materials would be brick and timber. The proposed garage would be visible at restricted points in the street scene. It is considered that the proposed garage is appropriate in design and would not cause any unacceptable harm to the character of the area.
- 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. 9 Kings Road. There is a boundary fence separating the two properties. It is considered that due to the positioning and siting of the garage, it would not lead to any adverse impacts in terms of loss of light, outlook or privacy to the neighbouring property. Due to the position of the proposed rear extension to the western part of the property, it is considered that the rear extension would not lead to any loss of light, outlook or privacy to the neighbouring property.
- 7.7 To the west of the application site is no. 13 Kings Road. There is a boundary fence separating the two properties. Due to the scale of the extension, it is considered that the extension would not lead to a loss of light, privacy or outlook to the neighbouring property. Due to the separation distance between the proposed garage and the neighbouring property, it is considered that the proposed garage would not lead to a loss of privacy, outlook or light to the neighbouring property.
- 7.8 To the rear of the site is a high level boundary fence. Due to the separation distance between the proposed garage and rear extension with the neighbouring property, it is considered that there would not be any harmful impacts in terms of loss of light, privacy or outlook to the property.
- 7.9 The proposal is considered to not lead to any impacts to the properties to the front of the application site.

- 7.10 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.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01021 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:

Site Plan - Location Plan and Block Plan P0 - Uploaded 22/05/2024
Ground Floor - Existing & Proposed Ground Floor P1 - Uploaded 08/04/2024
Elevations - Front/Rear - Proposed & Existing P2 - Uploaded 08/04/2024
Elevations - Right/Left side - Proposed & Existing P3 - Uploaded 08/04/2024

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, and shall not be used as a separate unit of accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.