
Site Address:	197 London Road, Cowplain, Waterloooville, PO8 8ER		
Proposal:	Single storey side extension with attached garage; rear conservatory.		
Application No:	APP/13/01136	Expiry Date:	07/01/2014
Applicant:	Mr Still	Team:	Team 2
Agent:	Mr Willis	Case Officer:	Jenna Shore
	Harrington Design Architects Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof. The dwelling is set back from the highway by a long front garden. To the south is a driveway and detached garage. The neighbouring dwelling is of similar size and has been extended to the rear to the north west corner. The boundary treatment is low at 1.2m. To the south is a semi detached dwelling with a detached garage located to the north of the property. The boundary treatment consists primarily of vegetation and a mature tree.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to remove the existing garage and replace with a larger garage, single storey side extension joining the garage to the main dwellinghouse and a single storey rear extension.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 8

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 The proposed single storey rear extension is well centred in the middle of the curtilage, 4m from the neighbour to the north and 6m from the neighbour to the south. To the south the proposal is also screened by the existing garage within the curtilage of the neighbouring dwelling. The location and distance to neighbours limits the extent to which the proposal may appear overbearing or visually intrusive.

6.4 The proposed side extension is likely to be fully screened from the neighbour to the south by the proposed garage. This element in isolation is therefore unlikely to lead to an adverse impact.

6.5 The proposed garage replaces an existing garage, however this is much larger particularly in height, with a high eaves line. The proposal is also sited on the shared boundary. Although the garage represents an increase in mass the perception of some bulk already exists. The proposal is 8.8m from the side elevation of the neighbouring dwelling. The perception of height is therefore like to dissipate over this distance reducing the extent to which the proposal may appear overbearing or visually intrusive. The proposal is also north of side facing windows. Windows to this elevation are unlikely to receive direct sunlight, due to the orientation this proposal is unlikely to make this situation significantly worse. Light availability is therefore unlikely to be affected.

(iii) Effect on the character of the existing dwelling and the streetscene

6.6 The proposal is set back from the highway by 26m and 8m back from the front elevation of the original dwelling. Although the roof is pitched and does not necessarily mirror the roof type of the main dwellinghouse, the proposal is unlikely to appear out of keeping. The streetscene of London Road is varied, with dwellings of different designs, sizes and use of materials. There are also numerous commercial/retail units

in the local area, again adding to a varied streetscene. The proposal is therefore unlikely to disrupt any thread or consistency in design and is therefore unlikely to detract from the character of the streetscene.

7 Conclusion

- 7.1 The siting of the proposed garage and rear extension in relation to the neighbouring boundary and dwelling is unlikely to appear overbearing or visually intrusive. The set back from the highway in this varied section of London Road also limited the extent to which the character of the streetscene could be harmed by the development. The application is therefore recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01136 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 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.
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 2012..
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south west (side) elevation of the garage without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan drawing number 100 received by the Council
12th November 2013

Existing and proposed elevations drawing number 101 by the Council 12th November 2013

Existing and proposed ground floor plan drawing number 102 by the Council 12th November 2013

Reason: - To ensure provision of a satisfactory development.