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|-------------------|---------------------------------------------------|---------------|------------|
| Site Address:     | 115 London Road, Cowplain, Waterlooville, PO8 8XJ |               |            |
| Proposal:         | Single storey front extension                     |               |            |
| Application Type: | Full Planning Permission                          |               |            |
| Application No:   | APP/22/00760                                      | Expiry Date:  | 28/09/2022 |
| Applicant:        | Ms S Rickson                                      |               |            |
| Agent:            | Mr Bramble-Stewart                                | Case Officer: | Lewis Ford |
|                   | GBS Designs                                       |               |            |
| Ward:             | Cowplain                                          |               |            |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is 115 London Road, Cowplain, Waterlooville, PO8 8XJ.

The site includes a detached, hipped roof, three-bedroomed, bungalow on the western side of A3 London Road. The bungalow comprises traditional brick and tile construction, with an annex and dormer to the rear of the property. Finally, the site is accessed via a dropped kerb off A3 London Road, and the front curtilage currently includes lawn and hardstanding for the sufficient turning and parking of vehicles on site.

## **2 Planning History**

**HWU/03863** – REFUSAL in October 1955 for the use of land for the erection of 2no. shops with living accommodation at Nos 115, 117 & 119 London Road, Cowplain.

**HWU/04336** – REFUSAL in July 1956 for the use of land at 115, 117, and 119 London Road, Cowplain, for the erection of a pair of shops with living accommodation over and garages, and the erection of a detached bungalow and garage at the rear.

**HWU/04336/1** – OUTLINE PERMISSION in August 1958 for the use of land at 115/119 London Road, Cowplain, for the erection of one detached house or one detached semi-bungalow only.

**HWU/04336/3** – PERMISSION in November 1959 for the erection of a bungalow at 115/119 London Road, Cowplain.

**HWU/04336/4** – PERMISSION in December 1959 for the erection of a garage at 115/119 London Road, Cowplain.

**16131** – PERMISSION in April 1964 for the installation of an underground petrol storage tank at 115-119 London Road, Cowplain.

**16131/1** – REFUSAL in April 1965 for the erection of a bungalow on land at 115-119 London Road, Cowplain.

**16131/2** – REFUSAL in March 1972 for the extension of the existing vehicular workshops at 115 London Road, Cowplain, Hants.

**16131/3** – PERMISSION in October 1972 for Change of Use (CoU) from Taxi Service Garage to Doctor's Surgery with addition of W.C at 115 London Road, Cowplain.

**16131/4** – PERMISSION in January 1973 for porch at 115 London Road, Cowplain.

**16131/5** – PERMISSION in November 1986 for Change of Use (CoU) of Doctor's Surgery to Studio for audio and video recordings rear of 115 London Road, Cowplain.

**91/55957** – PERMISSION in June 1991 for the continued use of building for residential purposes, incorporating entertainment agency office.

### **3 Proposal**

Single storey front 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

|      |                                                                        |
|------|------------------------------------------------------------------------|
| CS16 | (High Quality Design)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| CS19 | (Effective Provision of Infrastructure)                                |
| DM10 | (Pollution)                                                            |
| 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

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Building Control, Havant Borough Council**

The Building Control Team has confirmed that they have "no comments".

#### **Councillor D Keast - Cowplain**

No comments received.

**Councillor N Bains - Cowplain**

No comments received.

**Councillor N Bowdell - Cowplain**

No comments received.

**Developer Services, Southern Water**

No documents are available on your website relating to above application. In order that we may process your request, can you please upload the above information on to your website.

**Officer comment:** *Southern Water was contacted twice with the application documents after the above was received; however, unfortunately, no updated comments were provided. In light of a Southern Water Sewer Point being identified in the front curtilage of the site – and given the standard responses normally received by Southern Water on development proposals of a similar nature – a standard informative and planning condition have been included on the Decision Notice (DN).*

**Portsmouth Water Company**

Portsmouth Water has reviewed the application and associated documents for APP/22/00760 and have no concerns regarding impacts to groundwater quality. Therefore, we do not recommend any planning conditions to be included on the planning permission

**Southern Gas Network**

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

**Officer comment:** *The above has been addressed as Informatives.*

## **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

| <b>Comment</b>        | <b>Officer Comment</b> |
|-----------------------|------------------------|
| No comments received. |                        |

## **7 Planning Considerations**

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Parking
- (v) Source Protection Zone
- (vi) Utilities

(i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

- 7.3 The existing front elevation includes an “L-shaped” building line, with Bedroom No.1 (north-east) extending beyond the existing lounge (south-east) by approximately 3m. The proposed development would comprise a single-storey front extension to infill, and extend beyond, the area between Bedroom No.1 and the existing lounge. The proposed development would accommodate a larger living area and entrance hall and, in doing so, would extend beyond the existing lounge by approximately 5m (and so would extend beyond Bedroom No.1 by 2m), whilst still remaining approximately 8.7m away from the eastern front boundary of the property.
- 7.4 The Havant Borough Design Guide SPD explains that householder developments should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the SPD advises that:
- Front extensions should not protrude too far forward from the main building;
  - Front extensions should not be prominent in the streetscene;
  - Front extensions should respect the common building line; and
  - Extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing.
- 7.5 In light of all the above, it is considered that the proposed front extension would remain subservient to the main dwellinghouse and would be broadly in line with the front building lines of Nos 113, 121, and 123 London Road to the south and north of the site respectively. In terms of materials, the proposed extension would comprise bricks, tiles, and double glazed UPVC doors and windows to match the existing dwellinghouse which is supported by the SPD. As for the roof, the proposed flat felt roof and roof light would be initially hipped to follow and respect the existing eaves height and roof angle which is considered acceptable in this instance.
- 7.6 Moreover, the appearance, design, and mass of the proposed front extension is deemed to be acceptable and appropriate in the context of the application site and its locality. As such, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, therefore, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD states that householder developments must not have an adverse impact on the amenities of neighbouring properties.
- 7.8 The proposed front extension would not include any fenestration on its side elevations. Instead, it would simply project the existing lounge window and front door further forward towards the eastern front boundary (whilst retaining an 8.7m front garden depth). As such, it is considered that the proposed development would not lead to any increase in overlooking nor loss of privacy beyond existing levels.

- 7.9 In terms of overshadowing and loss of light, the proposed development has the potential to reduce the amount of light received by the two ground floor north-eastern side windows at No.113 London Road to the south. Nevertheless, it is acknowledged that the (approx.) 3.6m separation gap between the two properties would be retained, and that the proposed hipped flat roof would not cause as much light loss compared to a pitched roof (which would normally be favoured in design terms). As such, it is considered that any potential loss of light to No.113 would not be of a level which would warrant a justifiable reason for refusal.
- 7.10 Consequently, it is considered that the proposed development would not result in an unacceptable impact in terms of overshadowing and/or loss of light to No.113 London Road. As such, it is considered that the proposed front extension would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objections have been received in relation to the proposed development.

(iv) Parking

- 7.11 The front curtilage of the property currently comprises lawn and hardstanding. The latter is for the parking and turning of vehicles, but will be reduced by the construction of the proposed front extension. The submitted Parking Plan (Drg No: 115 LDNRD 07) alludes to the provision of 2no. vehicle parking spaces on the southern eastern corner of the site which is currently laid to lawn. It is understood that the Applicant is planning to install hardstanding across the entirety of the front curtilage with the exception of some planting borders along the southern side boundary with No.113 London Road. In the meantime, the Applicant has explained that their vehicles will be parked at the rear of the property whilst the proposed front extension and hardstanding/driveway works are completed.
- 7.12 The proposed hardstanding works can be carried out under permitted development rights (PDR) as set out under **Schedule 2, Part 1, Class F** of the **GPDO**. This is providing that the proposed hardstanding is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface with the curtilage of the dwellinghouse. In the absence of any drainage details and confirmation of final driveway materials, Planning Condition No.4 has been included to ensure that the proposed parking and turning spaces are delivered prior to the occupation of development, and to ensure that the driveway materials do not result in any localised drainage issues.

(v) Source Protection Zone (SPZ)

- 7.13 The site is within Source Protection Zones (SPZs) 1c and 4 in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has confirmed that it has no concerns regarding impacts to groundwater quality. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zones (SPZ).

(vi) Utilities

- 7.14 In terms of the Southern Gas Network (SGN), the site is within the Intermediate Pressure (IP) and Medium Pressure (MP) Pipe Buffers. Southern Gas has advised that there should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system, or above or within 3.0m of an intermediate pressure system. In addition, Southern Gas has advised that safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. In acknowledging Southern Gas' comments, appropriate informatives have been included and all relevant information and guidance from Southern Gas has been passed onto the Agent.
- 7.15 As for Southern Water and sewerage infrastructure, there are surface water and foul sewer lines running under London Road, and there is a public sewer point in the front curtilage of the property. Southern Water previously provided comments asking for the application documents due to problems with the Council's website back in late September 2022. The case officer followed up with Southern Water twice confirming that the application documents were available to view but, unfortunately, formal comments were not received. In the absence of formal comments, a standard information and planning condition have been included as per Southern Water's usual requests for development proposals of this nature.

## 8 Conclusion

- 8.1 The scale, siting, and design of the proposed development would have an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to planning conditions.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00760 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:

Drg No: 115 LDNRD 01 – Existing Ground Floor & Roof Plans  
Drg No: 115 LDNRD 02 – Existing Ground Floor Plan  
Drg No: 115 LDNRD 03 – Existing Elevations  
Drg No: 115 LDNRD 04 – Proposed Ground Floor & Roof Plans

Drg No: 115 LDNRD 05 – Proposed Ground Floor Plan  
Drg No: 115 LDNRD 06 – Proposed Elevations  
Drg No: 115 LDNRD 07 – Parking Plan  
Drg No: 115 LDNRD 08 – Site Plan  
Drg No: 115 LDNRD 09 – Block Plan  
Drg No: 115 LDNRD 10 – Location Plan

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall match in type, colour, and texture, to 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 development hereby permitted shall not be brought into use until a minimum of 2no. vehicular parking spaces and adequate vehicular turning space, to allow vehicles to approach the highway in a forward gear, have been provided. Unless otherwise agreed in writing with the Local Planning Authority:

- The parking provision shall either; comprise porous materials; or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse; and
- The parking and turning spaces shall, thereafter, be retained.

**Reason:** In the interests of local drainage, highway safety and having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the adequate protection of infrastructure and having due regard to Policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.