
Site Address: 36 Cowan Road, Waterlooville, PO7 5TR
Proposal: Single and two storey side and rear extensions and changes to materials.
Application Type: Full Planning Permission
Application No: APP/22/00378 Expiry Date: 07/07/2022
Applicant: Ms M Carpenter
Agent: Mrs Reade Case Officer: Selina Donophy
Solent Architecture
Ward: Stakes

Recommendation: **REFUSE PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Cowan Road, Waterlooville. This property has a tiled, pitched roof with tile hanging and brickwork to the elevations. The property is set back from the road with a front garden area forming an open boundary to the public highway. There are trees sited alongside the side boundary of the site as are a row of brick built store buildings, the majority of which belong to the apartment building to the south east and are accessed from that side.

2 Planning History

None relevant

3 Proposal

Two storey side extension to provide an annexe. Single storey conservatory to rear.

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)

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

Arboriculturalist

Please consider this email as an Arboricultural consultation response for the above application.

There are no statutorily protected trees onsite or on adjacent land within influencing distance of the site. However there are several trees on adjacent land that could be adversely affected by the proposals.

An Arboricultural report has been submitted that demonstrates these trees have been considered and provides sufficient protection measures and construction methods so as to minimise the impact of this development.

Should you be minded to permit the application, I would recommend a suitably worded condition requiring the strict adherence to the submitted arboricultural information

Councillor Diana Patrick

No comment received

Councillor Elizabeth (formerly Dianne) Lloyd

No comment received

Councillor S Milne

No comment 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Objection, 1 Support

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

- 7.3 This proposal comprises of a two storey and single storey side and rear extension to form an annexe and a single storey rear extension/conservatory. The side extensions would begin set at single storey level when viewed from the front elevation which would have a flat roof and a depth of approximately 2 metres and a small set back from the front elevation wall of the main dwelling . This would then step up to two storey height with a hipped back roof - the two storey element would have a total depth of approximately 6.6 metres , projecting beyond the main rear elevation wall by approximately 1.2 metres. The side extensions would also have a width of approximately 4.2 metres , running level with the south east side boundary. The ridge would be set below that of the main dwelling. Proposed materials comprise of brickwork and render with render also proposed to the main dwelling.
- 7.4 These extensions would form the proposed annexe which would comprise of a living room at ground floor level served by a front elevation window, a kitchen/diner to the rear of that serve by a ground floor side elevation window and a wc to the rear. The access would be via the main dwelling hallway and there would be internal linkages with the main dwelling at ground floor level. At first floor level , accessed via its own stairwell, would be a bedroom toward the front and bathroom and walk in wardrobe located towards the rear.
- 7.5 Also proposed is a single storey, rear extension/conservatory. This would have a depth of approximately 3.7 metres , a width of 6.2 metres and a maximum height of 3.5 metres as there are some changes in land levels. The roof would be glass and would be half hipped, half gabled with doors to the side and rear elevation and would accessed via the main dwelling and the annexe.
- 7.6 The proposed side extension would have a hipped roof which differs from the gabled roof design of the pairs of two storey properties along Cowan Road and also Hamble Lane. Whilst this is noted, this is not considered to result in material harm to the streetscene, noting No. 11 Hamble Lane has been similarly extended which is in view of the application site. The two storey extension would be set back behind the main front facade with a lowered ridge line which meets the design guidance as specified in the Havant Borough Design Guide for two storey extensions. The additions to the rear would not be highly visible from the public realm, and whilst the extensions combined would add a reasonable addition to the footprint, notably at ground floor level, this is, on balance, deemed to be accommodated within the site without resulting in unacceptable overdevelopment. Overall the proposals are considered to be acceptable in terms of impact on the character of the streetscene.
- 7.7 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) Use as an annexe

- 7.8 It is understood the annexe as proposed would be used by the owners and the main dwelling would be lived in by the owner's daughter and husband. Given the close family tie and the attached design with internal links this is considered acceptable.

(iv) Effect on neighbouring properties

- 7.9 To the south east of the application site is a two storey apartment building, No's. 45-59 Cunningham Road (odd numbers). These face back towards the side of the application site, with the communal garden area backing on to the side of no 36 Cowan Road. The side elevation of the two storey extension would come level with the side (south east) boundary and there would be a separation distance of approximately 10 metres between the rear elevation of the apartments and the side elevation wall of the two storey extension. The minimum separation distance required would be 10 metres as specified in the Havant Borough Design Guide. Whilst the siting just meets the minimum set off requirements, it is also noted that there are land level changes with the land inclining from east to west and therefore the impact of the extension would be increased, appearing taller and increasing any overbearing and oppressive impact upon the rear windows and communal garden area of the apartment building. The proposed building bulk within this close proximity is not considered to be appropriate. The proposed rear window would be sited close to the shared boundary however this would serve a bathroom so would be obscured and would be top opening as shown on the plans.
- 7.10 To the rear of the site is No. 43 Cunningham Road. There would be over 20 metres back to back separation distance which meets the minimum distance as specified in the Havant Borough Design Guide. There are also existing windows at two storey level offering a similar views as the proposed new windows.
- 7.11 The attached property is No. 34 Cowan Road - the rear extension would be set off the boundary shared with no 34 and therefore would not result in any overbearing or overshadowing impact on this property.
- 7.12 It is therefore considered that the proposal would significantly increase the overall bulk of No. 36 Cowan Road and that this would be highly overbearing to the occupiers of No's. 53-59 Cunningham Road (odd numbers) particularly when using the rear amenity space. As such, the proposed development would have an adverse impact on these properties which is contrary to the advice laid out in policy CS16 of the Havant Borough (Core Strategy) 2011.

(v) Parking .

- 7.13 Currently the site does not benefit from any on site parking . The site plan shows three parking spaces could be accommodated towards the front of the dwelling and these spaces would meet the parking standards sizing criteria. The site plan shows a dropped kerb is to be installed - this would need to be agreed separately with Highways .

(vi) Trees

- 7.14 There are no statutorily protected trees onsite or on adjacent land within influencing distance of the site. However there are several trees on adjacent land that could be adversely affected by the proposals. For this reason Havant's Arboricultural Officer has been consulted on these proposals . He has confirmed the submitted Arboricultural report demonstrates these trees have been considered and that this provides sufficient protection measures and construction methods so as to minimise the impact of this development.

8 **Conclusion**

- 8.1 The proximity of the proposed extension to the side boundary would result in an overbearing and excessive building bulk adjacent to the neighbouring properties at No's 53-59 Cunningham Road, (odd numbers) harmful to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00378 for the following reason

- 1 The proposed development would by reason of its positioning on the site boundary together with its height, mass and bulk result in an overbearing impact on the neighbouring properties and in particular No's 53, 55, 57, 59 Cunningham Road. This would be harmful to the residential amenities of the occupiers of these properties detracting from their outlook and the attractiveness of their external amenity space. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.