
Site Address:	14B Lovedean Lane, Waterloooville, PO8 8HH		
Proposal:	First floor rear extension		
Application No:	APP/22/00027	Expiry Date:	31/03/2022
Applicant:	Dr Hirmiz		
Agent:	Mr Moser	Case Officer:	Selina Donophy
	Design Team Studios		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the north side of Lovedean Lane, Waterloooville. To the front and rear roof slopes are tiled dormers and to the rear the property has been extended at single storey level with a detached outbuilding in the rear garden.

2 Planning History

93/58842/000 - Rear kitchen extension, PERM,07/02/1994

3 Proposal

First floor rear 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There is no increase in foundation and the trees at the rear are far enough away not to be affected therefore I have no objection to the proposal.

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Parking
- (v) CIL

- (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 This proposal comprises a first floor rear extension sited above the existing single storey rear extension. This would have a hipped roof with the ridge line set below the main roof ridge- the width would match the existing ground floor extension. This extension would create a fifth bedroom at the rear of the property served by two windows, one on the rear and one on the side elevation with an ensuite also served by a window to the side elevation (east facing) and allowing for an extension to bedroom 3 alongside other internal changes. It would also allow for a loft hatch leading up into an area of loft space in the roof. Two velux windows are proposed to the western roof slope and one to the rear roof slope. Proposed materials include brick and tile both to match existing.
- 7.4 The proposed extension would create a larger expanse of two storey wall when viewed from the west where a public footpath runs alongside no 16 Lovedean Lane from north to south. Whilst this may be the case, this is not considered to be particularly harmful to the streetscene or wider character of the area . The sloped roof is considered to soften the impact of the two storey extension and the materials would be in keeping with the host dwelling . Overall the proposed extension is not deemed to be an unacceptable addition.
- 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 west of the application site is a dwelling currently in construction sited in back land to the rear of no 16 Lovedean Lane which is located much further towards the highway. The dwelling to the rear is a chalet bungalow style property with dormer windows to the front elevation and this property is set back behind the rear elevation of no 14b. The siting of the two properties means the front elevation windows of the new dwelling already have outlooks to the east towards the two storey side elevation wall of no 14b. Whilst the proposal would result in an increase in the mass and bulk of the side elevation wall this section would be outside of the 45 degree line of the adjacent windows of the new dwelling and therefore would not result in any additional overshadowing to these windows. It is noted the extension would result in a more prominent and to some extent prominent impact on the front garden area of the dwelling however as this is not a rear garden or private amenity space , any harm is not considered justifiable to result in a refusal .
- 7.7 To the east of the application site is no 14a . The proposal would result in the addition of two windows at two storey level facing east , one serving a bathroom and one the fifth bedroom. No 14a has been developed to the rear with single storey extensions alongside the shared side boundary and therefore it is judged that these would largely block any direct views from this window to private amenity spaces , especially given that the extension would be separated by approximately 7 metres from the shared side boundary. Whilst there would be some increased views across to other gardens to the east , the separation distance is considered to reduce the impact of this and any view would not be considered any more harmful than that of nearby rear elevation windows. The extension is not considered to result in overshadowing or overbearing impact to no 14a.
- 7.8 To the north (rear) of the application site is no 29 Keydell Close . There would be

approximately 20 metres separation distance between the rear elevation of the extension and the side elevation of no 29 . There are already rear elevation dormer windows at the application site and whilst the windows would be brought closer towards no 29 , this would not result in harmful overlooking .

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Parking

- 7.10 This proposal would result in a total of 5 bedrooms which requires 3 parking spaces on site . These spaces could be accommodated towards the front of the property and any parking allocation has been met.

(v) CIL

- 7.11 This proposal would not result in over 100m² additional floorspace and is therefore not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00027

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:

564.P100A Block and location plan
564.P101A Proposed floor and roof
564.P102A Proposed elevations
564.P100A Block and location with parking

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.