

108A Lovedean Lane, Waterloo, PO8 9SN

Single storey rear extension (an alternative to the previously approved conservatory),

Alterations to the rear roof line and insertion of obscured side facing dormer to provide additional headroom to the bedrooms. Single storey front extension in place of part of the existing garage to provide a self-contained annex to remain ancillary to the dwelling.

Introduction

The application property is a detached dwelling built in 2014. The property is to the east of Lovedean Lane and is accessed via a shared driveway with 108 Lovedean Lane which sits to the west.

The property is a dormer bungalow construction with facing brick elevations and a tiled roof. To the northwest of the house is a detached garage.

The proposal

The application follows pre application advice received under application GEN/22/00194 and seeks permission for a number of elements to improve the properties accommodation and provide ancillary accommodation for the family. This comprises:

- A single storey rear extension (an alternative to the previously approved conservatory) to provide additional space for the kitchen connected to the garden. This would be flat roofed with a lantern and with facing brick to match existing to the walls.
- Alterations to the rear roof line and insertion of obscured side facing dormer to provide additional headroom to the bedrooms. This would comprise horizontal cladding to the dormer wall with tiles to match the existing to the

extended roof form. The side facing dormer would be modest in scale, obscure glazed and non-opening below 1.7m measured from the floor of the room it serves, so that potential impacts relating to overlooking can be mitigated.

- A single storey front extension in place of part of the existing garage to provide a self-contained annex to remain ancillary to the dwelling. This will be constructed using facing brick and tiles to match with the existing house.

The roof of this extension has been reconsidered following pre application advice to ensure that it reads as an extension of the property and properly integrates with the existing built form. The remaining garage bay to the west will be flat roof to match with the rear extension and as such will remain subservient and read as a separate addition to the dwelling.

A set in of 1m from the northern boundary will be retained to allow for the retention of the boundary vegetation and to minimise any potential impacts on neighbouring amenity in line with the HBC Design Guide.

Whilst the proposed annexe would benefit from its own entrance and contain all the facilities necessary for independent living without entering the main dwelling, the connection through the snug provides connection between the dwelling and the Annexe to ensure it remains ancillary.

The annexe will remain incidental to the enjoyment of the dwellinghouse and be occupied by family member/s on an ancillary basis only and a second planning unit will not be created. There would be no sub-division of the garden, or residential curtilage and the applicant would be happy to accept a suitably worded condition or enter a legal agreement to control the use of the annex.

Parking

The proposal would increase the number of bedrooms at the site. As set out within the Parking Standards Supplementary Planning Document, dwellings with 4 or more bedrooms are required to provide 3 off-street parking spaces. The site plan demonstrates that the proposal allows sufficient room to turn and approach the highway in a forward gear.

Impact on trees

A number of mature trees are located to the southern boundary within the neighbouring garden. An Arboricultural Impact Assessment to consider the potential impact on these trees along with an Arboricultural Method Statement and Tree Protection Plan will be provided to ensure these trees will be protected during construction.