
Site Address: 19 Lugano Close, Waterlooville, PO7 6AT
Proposal: Single storey side extension. (Revised application).
Application Type: Full Planning Permission
Application No: APP/22/00320 Expiry Date: 15/06/2022
Applicant: Mr & Mrs Seall
Agent: Mrs Taylor Case Officer: Joseph Toole
Thorns Young Architectural
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a single-storey chalet style bungalow located at 19 Lugano Close, within the defined urban area of Waterlooville. The dwelling is set at the end of a cul-de-sac and supports off-street parking forward of the dwelling. An existing attached garage on the north-eastern elevation has been turned over to storage and is not currently accessible for internal parking.
- 1.2 The wider residential locality is low-level in nature and made up predominantly of single-storey chalet-style bungalows.

2 Planning History

APP/21/00933 - Proposed single storey side extension, raise main ridge with side & front dormers., PERM,04/11/2021

3 Proposal

Single storey side extension. (Revised application).

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)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

No Comment.

Engineering/Drainage

No Comment.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective due to its location within SPZ1C of the groundwater catchment. We have no subsequent adverse comments to make due to the developments small nature.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Overhanging concerns from extractor fan position	The Mech ext. is now understood to be going to be ducted through the roof.

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) Portsmouth Water

(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 The proposed development would involve the removal of the existing garage to be replaced by a single storey side extension. It would be used as a bedroom and en-suite with a width of approximately 2.4 metres, a depth of approximately 9.1 metres with a pitched roof having a maximum height of approximately 4.1 metres.
- 7.4 The proposed side extension would have off white render, golden oak cladding and concrete tiles to match the existing property. It would also have a part flat roof construction. These materials are considered to be in keeping with context of the main dwelling.
- 7.5 The proposed works would be visible from the street scene. As the proposed extension would be replacing the existing garage with a similar size and not extending beyond the ridge height of the existing it is considered to be subservient to the host dwelling. Therefore, the proposal is considered to be in keeping with the character of the area.
- 7.6 The site retains parking to the front to ensure compliance with the Council's Parking Standards.
- 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) Effect on neighbouring properties

- 7.8 To the front there would be a door and rooflight. These would face out onto the driveway and the fronts of the properties opposite thus not considered to cause harmful overlooking.
- 7.9 On the north side facing No.21 Lugano Close there would be no side windows within the proposed side extension. It would result in a height of 4 metres along the shared boundary with No.21. Due to its partial screening from the neighbour's garage and shed along with its position it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of No.21.
- 7.10 To the rear there would be a window and rooflight within the proposed side extension. This is considered to create similar views to those established on site thus deemed acceptable.
- 7.11 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).

(iv) Portsmouth Water

- 7.12 Portsmouth Water commented on the application raising no objections.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00320

- 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:

Location Plan - 5217.21.CM
Block Plan Proposed - 5217.21.CM
Existing and Proposed Floor Plans and Elevations - 5217.21.1 REV C
uploaded 18th May 2022

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.