
Site Address:	16 Lovedean Lane, Waterloooville, PO8 8HH		
Proposal:	Erection of single storey rear and side extensions		
Application No:	APP/21/01215	Expiry Date:	17/01/2022
Applicant:	Mr Dorrington		
Agent:	Mr Dudley	Case Officer:	Selina Donophy
	Vivid Design Studio Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises no 16 which is located on the north side of Lovdean Lane and was the former gate lodge. No 16 Lovedean Lane is an older property noted by the pre-application planning officer as having an attractive cottage character with flint detailing and a clay tile roof. The attempt to list the property was unsuccessful with English Heritage as the building did not have sufficient architectural or historic interest to qualify for statutory listing and the property had been altered over time. The site is within Flood Zone 1 .

The site was split under APP/21/00069 with a new dwelling approved to the rear of the site. Construction on this property has begun.

2 Planning History

APP/20/00436 - Demolition of existing dwelling and construction of 1No. 3bed and 1No. 2bed dwellings., WD,29/07/2020

APP/21/00069 - Extension to existing dwelling and construction of 1No. 3 bed dwelling. (Resubmission). (Approved 16/04/2021. Request to discharge condition No/s 3, 6, 8, 9, 10 and 11 (28/07/2021)., PERM,16/04/2021

APP/21/00854 - Drawing 20 - Proposed Material Elevations Drawing 21 - Proposed Landscape Plan Drawing 22 - Proposed External Lighting Plan Drawing 23 - Proposed Drainage Plan Material Specification External Light Bulb External Porch Light Water Cals, UNK,

3 Proposal

Erection of single storey rear and side extensions

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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, Havant Borough Council

No objection

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Developer Services, Southern Water

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will

be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

East Hants District Council

Whilst the existing building is set forward of the other properties within the street scene, the proposed single storey rear and side extensions would replace existing structures on a similar footprint and result in a more cohesive approach. The extensions are mainly to the rear of the dwelling and would not have a significant adverse impact on the interests of EHDC, the boundary for which is on the opposite side of the road. As such it is recommended that Havant Borough Council is informed that EHDC has no objection to this application.

Conservation Officer

The building is locally listed and it is encouraging to see that it is still being retained in this application. The proposed alterations to the ground floor layout will not compromise the historic connect and character of the locally listed building and suitable materials are proposed. Therefore I raise no objection to the proposal. Please can any previous relevant conditions be proposed.

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) Trees

(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.

7.3 Extensions to no 16 were approved as part of APP/21/00069 - this application seeks to amend the extensions previously approved. It is also noted there is some history on this property as the former gate lodge and this is of local heritage interest however it is not listed and therefore the Local Planning Authority do not have powers to uphold objection to impact on the historic fabric of this dwelling.

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

7.4 As noted above permission has already been granted for the rear/side extension and removal of the octagonal store room. This proposal seeks to enlarge the extension previously proposed with an additional depth of approximately 1 metre to the rear to a total of 4.6 metres, the width would also be extended and would measure approximately 7.7 metres. The ridge height would also be increased and this would be just above the ridge of the main dwelling. A window would be added to the south elevation of the extension serving the lounge as well as an additional window to the north (rear) elevation.

7.5 Whilst the extension would be located to the rear it would be partially visible from the public realm although it is not deemed to be harmful to the footpath located to the west of the site and would not be highly visible from Lovedean Lane. It is noted the rear garden is small, noting the 10 metre minimum garden length as stipulated in the Havant Design Guide. As part of this proposal the parking previously approved to the rear of the site would now be located towards the front of no 16 as it was prior to approval of the rear dwelling and this space has now been incorporated into the garden resulting in a garden length slightly larger than previously approved. The proposal is not considered to be harmful to the character of the area.

7.6 The property is locally listed and therefore Havant's Conservation Officer has been consulted upholding no objection to the proposal on the basis that material samples are provided. This condition has been added and agreed with the applicant.

- 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 The properties adjacent to the site are 14B (east) and 16A (west) Lovedean Lane and 29 Keydell Close to the rear.

- 7.9 As to the extension to the existing bungalow this would not materially impact on the residential amenity of the properties identified in the above paragraph and would, on balance, provide sufficient amenity space for future occupiers of this property.

- 7.10 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

- 7.11 The parking arrangements would be altered as part of this proposal with parking now sited towards the front of the dwelling as it was previously. There is deemed to be space for the two parking spaces without blocking the entrance road to the property to the rear and therefore this arrangement is considered to be acceptable.

(v) Trees

- 7.12 There is a large TPO Ash Tree to the front of the site, alongside the access. A tree statement has been submitted with this proposal noting that the access and driveway are existing and works would be to the rear of the existing dwelling. The Arboricultural Officer has been consulted and has raised no objection to the proposal.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01215 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:

Site location plan uploaded on the 11.11.2021
Proposed site plan uploaded on the 11.11.2021
Proposed floor plans and elevations uploaded on the 11.11.2021
Block plan uploaded on the 11.11.2021

Reason: To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

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

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.