
Site Address: 25 Lovedean Lane, Waterloo, PO8 8HJ
Proposal: Proposed first floor & loft extension; proposed front extension and single storey rear extension to replace existing conservatory.
Application No: APP/21/01265 Expiry Date: 21/01/2022
Applicant: Mrs Hutt
Agent: Mr Bessant Case Officer: Joseph Toole
JB Architecture
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Lovedean Lane, Waterloo, is a detached chalet bungalow located to the south of Lovedean Lane. The bungalow comprising of black and white render and concrete roof tiles. Vehicular access is from Lovedean Lane with parking to the front.

The bungalow is located within a residential area with surrounding properties of different style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

07/65116/000 - Attached garage to front/side elevation., PERM,14/11/2007

3 Proposal

Proposed first floor & loft extension; proposed front extension and single storey rear extension to replace existing conservatory.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

- (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 have a first floor extension to be used as a bedroom, home office, walk in wardrobe and en-suite. It would have a gabled end roof with a height matching the existing property. There would be two rear dormers within the new roof space. There would also be a front extension to be used as a bedroom. It would join up with the existing front of the property. Furthermore, the existing conservatory would be replaced by a single storey rear extension with the same depth however greater width to be used as a dining room and snug.

- 7.4 The proposed works would have render to match the existing property along with matching roof tiles and a flat roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Part of the proposed works would be visible from the street scene. The proposed works albeit large are considered to be of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front there would be a window serving the front extension bedroom on the ground floor and 3 rooflights on the first floor. These views would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking.
- 7.8 On the east side facing Woodland care home the proposed front extension would have no windows. Due to its position and being partly screened by the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the care home. The proposed rear extension would have no windows on this side too. Although it would come closer to the shared boundary due to the existing 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the care home. The proposed first floor extension would come closer to the shared boundary with the care home. As the extension would be mostly opposite the front car park it is not considered to cause an harmful impact on the amenity of the care home.
- 7.9 On the west side facing No.25A Lovedean Lane there would be no additional windows on this side. It is considered to have same impact as existing thus deemed acceptable.
- 7.10 To the rear there would be bi-folding doors and windows in the proposed rear extension facing out onto the rear garden. As these views have already been established it is not considered to cause harmful overlooking. At first floor level there would be two crittial style doors with terraces serving the bedroom and en-suite within the two new dormers. These would open out onto the rear garden and due to their positions are not considered to cause direct overlooking to the neighbouring properties. It is worth noting there is currently there is a terrace in an existing dormer to the rear of the property, which would be replaced with a roof light.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.11 The proposed development would result in 4 bedrooms being provided. According to the Proposed Block Plan 4 car parking spaces can be provided on site, exceeding the criteria set out within the Havant Borough Parking SPD.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01265

- 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, Block Plan (including parking) - PL 496.21.01 A
Proposed Elevations - PL 496.21.05C
Proposed Floor Plans - PL 496.21.04

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.