
Site Address: 89 London Road, Cowplain, Waterloooville, PO8 8XB
Proposal: Two storey front/side extension, detached garage and retention of 1.8m high fence with trellis and section of wall with fence panels to the northern boundary. (Amendment to APP/15/00217)
Application No: APP/16/00076
Applicant: Mr Cooper
Agent:
Ward: Cowplain

Expiry Date: 21/03/2016
Team:
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached property currently being renovated, situated on the corner of London Road and Summerhill Road. It has a slate roof with pitched and mono-pitched elements and elevations of red/brown multibrick. The site is level with vehicular access to the rear from Summerhill Road and is enclosed to all boundaries by a 1.8 metre high fence, fence and trellis and wall with fence panels. The front, side and rear gardens are uncultivated with areas of grass and building materials.
- 1.2 A terrace of new two storey properties are opposite the site, a detached two storey dwelling is to the north, a new detached two storey dwelling lies to the rear beyond a vacant plot of land and a two storey semi-detached office building is to the south of the site. The area is of medium density with a mixture of two storey detached, semi-detached and terraced residential and commercial properties close to Cowplain Village Centre.

2 Planning History

APP/15/00217 - Proposed two storey front/side extension, detached garage and retention of 1.8m high fence with trellis and section of wall with fence panels to the northern boundary, permitted 21/04/2015

3 Proposal

- 3.1 The proposal is for a two storey front/side infill extension of 1.9 metres in depth, 1.9 metres in width with a pitched roof of 5.5 metres to the eaves and a total height of 7.2 metres and a detached double garage to the rear of the site of 5.4 metres in depth, 5.7 metres in width with a pitched roof of 2.2 metres to the eaves and 4.7 metres to the ridge. The development also includes the retention of a 1.8 metre high wall and fence panel and 1.8 metre high fence and trellis to the northern boundary. (Amendment to APP/15/00217)

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage, Havant Council

No observations.

Development Engineer - Highways

No adverse comments.

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: 8

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed development would be visible from the public realm, although the property is situated in a varied streetscene. The site is partially screened by fencing, some of which is the subject of part of this application. The proposed garage is in the south west corner of the site and is approximately 10 metres away from the highway.

7.4 There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that two storey front extensions will only be acceptable where the building is set well back from the street. However, the proposed extension is fairly modest, being a continuation of the staggered front elevation and it does not project beyond the line of the existing front or side elevation. The design of the front of the extension has been revised from the scheme permitted under APP/15/00217. The

proposal now incorporates a new pitched roof to the front addition. Whilst this results in an increase in the overall volume of the extension, it is judged the new scheme would consolidate and enhance the facade of the property. The fence is considered to have an acceptable impact on the character of the area and the streetscene.

- 7.5 It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the development 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).

(iii) Effect on neighbouring properties

- 7.6 Due to the location of the extension and the site being on a corner plot of the main thoroughfare of London Road, it is considered that the new windows in the ground floor north elevation and first floor east elevation, which are relatively small, are unlikely to lead to any overlooking. It is deemed the two storey addition would regularise the external appearance of the property.
- 7.7 Whilst the garage is of a generous size and close to the boundary, it will be screened to some degree from the adjacent vacant plot. There is an access road to an office building to the south and the garage would have one window in the east elevation facing the host property. The boundary treatment is a continuation of the existing to the front elevation, affording the site a degree of privacy given its corner location.
- 7.8 It is therefore considered that the proposal would not lead to any overlooking, loss of light or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00076 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 Compulsary Purchase Act 2004.
- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL01 - Existing floor plans
PL02 - Existing elevations plan
PL03 - Proposed floor plans
PL04 - Proposed elevations plan
PL05 - Proposed garage floor and elevations plan
PL06 - Location and proposed block plan

Reason: - To ensure provision of a satisfactory development.