
Site Address:	25A Lovedean Lane, Waterloooville, PO8 8HJ		
Proposal:	Removal of conservatory and construction of single storey rear extension.		
Application No:	APP/16/01116	Expiry Date:	22/12/2016
Applicant:	Mr Nester		
Agent:	Bramble-Stewart	Case Officer:	Harriet Pitney
	GBS Designs		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey detached dwelling located on the southern side of Lovedean Lane comprising elevations of brick construction and a concrete tiled pitched roof.

The site is slightly sloping (with a north to south decline) and benefits from open vehicular access to the front driveway which facilitates off-road parking for 3 vehicles and access to the single integral garage.

The rear garden is enclosed by a hedge to the south and west boundaries (approximately 2.5 metres in height) and a timber close boarded fence to the eastern boundary (approximately 2 metres in height).

The property benefits from an existing conservatory to the rear in the location of the proposed extension. This is proposed for demolition.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying size, scale and design.

2 Planning History

None relevant to this application.

3 Proposal

This application is for the demolition of the existing conservatory and the construction of a single storey rear extension.

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

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

5 Statutory and Non Statutory Consultations

Not required for this application.

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

Summary: No representations 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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 The proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Lovedean Lane.

7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 When assessing the impact of the proposal on the residential amenity, it is important to

note that the application site already benefits from a single storey conservatory to the rear which extends approximately 3.3 metres from the rear wall of the original dwellinghouse. On this basis, any potential impact upon residential amenity can only be assessed in addition to the structures currently evident on site. Taking this into consideration, the proposed extension will exceed a further 3.1 metres beyond the existing conservatory at 25a Lovedean Lane.

The rear garden is well screened from the public realm by a hedgerow which measures approximately 2.5 metres in height to the western boundary, immediately adjacent to the proposed extension. Whilst it is noted that the height of the proposed extension is proportionally higher than the existing conservatory (by approximately 0.8 metres), it is important to note that the applicant could construct an extension at an overall height of 4 metres under Permitted Development. Whilst the height of the eaves marginally exceeds the Permitted Development restriction of 3 metres, it is not considered that this would be detrimental to the amenity of the adjacent neighbouring property.

On this basis, the proposed extension, by virtue of the existing boundary screening and the nature of the proposal being single storey, would be unlikely to result in any adverse impact on the residential amenity of the adjacent neighbour to the west (27 Lovedean Lane). The plans submitted also identify two additional windows at ground floor level within the existing dwelling on the western elevation. These alterations can be undertaken utilising the property's Permitted Development rights, however, for the purposes of this application it is unlikely that these alterations would impact negatively on the residential amenity of 27 Lovedean Lane or generate any overlooking/loss of privacy.

The proposed extension is located a significant distance away from all other adjacent/surrounding residential properties and as such it is not considered that the development would have a detrimental impact on the neighbouring amenity of these properties.

Consequently, it is considered that the proposal is unlikely to appear overbearing or generate any overlooking and therefore would have a limited and acceptable impact on the properties immediately adjacent and to the rear of the application site. The proposal therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy).

It is noted that no letters of objection were received in relation to this scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01116 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 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:

Site location plan (Ref: Nestor 08)- received 27th October 2016

Block plan (Ref: Nestor 07)- received 27th October 2016

Block plan (Ref: Nestor 06)- received 27th October 2016

Parking plan (Ref: Nestor 05)- received 27th October 2016

Existing ground floor and roof plan (Ref: Nestor 01)- received 27th October 2016

Existing elevations (Ref: Nestor 02)- received 27th October 2016

Proposed ground floor and roof plan (Ref: Nestor 03)- received 27th October 2016

Proposed elevations (Ref: Nestor 04)- received 27th October 2016

Design and Access Statement- received 27th October 2016

Reason: - To ensure provision of a satisfactory development.