
Site Address:	259 Milton Road, Cowplain, Waterloooville, PO8 8LL		
Proposal:	Single storey front and side extensions.		
Application No:	APP/15/01325	Expiry Date:	27/01/2016
Applicant:	Mr Morling	Team:	Team 2
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	Jimmy Bessant Architecture		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is modern detached bungalow and integral garage situated on the corner of Milton Road and Swinburn Gardens. It has a grey tiled shallow pitched roof and elevations of red multibrick and cream render. There is a slight east/west decline from the road and the site has open vehicular access to the front with a concrete drive and tarmac parking area. The front part of the northern boundary is open and there is a 1.8 metre high wall and fence to the eastern (front) boundary. The main garden area is to the south of the property (and partly to the east), laid to lawn with a patio area and the smaller part to the north is block paved with a shingle area, enclosed by gates and 1.6 m high fencing to the north. There is a 1 metre high wall with a 3 metre high hedge to the corner boundary of the property and a 1.8 metre high fence and 1.8 metre high wall to the boundary with 2 Swinburn Gardens.
- 1.2 A pair of semi-detached bungalows are to the north, a detached bungalow to the south, the side aspect of a two storey semi-detached property to the rear and two storey semi-detached properties and a detached bungalow are opposite. The area is of medium density of modern detached bungalows and semi-detached two storey properties and bungalows of individual and similar age, style and design.

2 Planning History

07/72443/000 - Construction of conservatory to south-west elevation. Increase height of boundary wall with fencing and brick piers, permitted 13/08/2007.

3 Proposal

- 3.1 The proposal is for the construction of a single storey front and side (south) wraparound extension, following the removal of the existing conservatory. The extension is a total of 9.5 metres in width to the southern elevation (projecting 3.25 metres beyond the front of the property) and 2.7 metres in depth to the western (rear) elevation. The front extension is 3.25 metres in depth and 17.7 metres in width. The eaves height of the proposal is 2.3 metres with pitched and pitched and hipped elements to a maximum height of 4.9 metres. The garage is to be converted to habitable accommodation, although this in isolation does not require planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No response received.

Development Engineer - Highways

No adverse 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following point:

- 6.1 The introduction of a window in the western elevation of the property serving the kitchen and dining room would result in overlooking and loss of privacy.

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
- (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 acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

- 7.3 Whilst the proposed extension would be closer to Milton Road and Swinburn Gardens, due to the existing screening it would only be partly visible from the public realm. It is therefore considered there would be minimal impact on the existing streetscene. Amended plans for the scheme were received 27 January following Officer concerns about the size of the development and the resulting loss of amenity area to the site. The revised plans, together with the proposed parking layout were considered to be acceptable, with the development adding a reasonable increase to the original footprint of the property. Although the proposal would result in the depth of the garden being reduced to less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, the 10 metre width of the garden is considered to be adequate in this instance. The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 Whilst the proposal would not extend beyond the existing northern and western elevations of the property there are two new windows in each elevation. A letter of objection was received from number 2 Swinburn Gardens raising concerns about overlooking and loss of privacy. However, the window which was specifically referred to serving the proposed kitchen/diner does not fall within the scope of the extension and would be permitted development, as would one of the new windows in the northern elevation of the property. There is existing screening between the application site and the adjoining neighbouring properties with 3 metres between the application site and 2 Swinburn Gardens and 5.5 metres to 261 Milton Road. The side extension is a continuation of the property and the depth is no greater than the existing conservatory, which is a predominantly glazed structure, consequently it could be argued a degree of overlooking already exists.
- 7.5 The front and side extension would be set back approximately 3 metres and 8 metres respectively from the eastern and southern boundaries which are well screened, and it is considered any impact on the properties opposite or to the south would be minimal.
- 7.6 It is therefore considered that the proposal is unlikely to appear overbearing or lead to unacceptable overlooking and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/01325 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No 01 Rev 01 Location and proposed site and parking plan
Drg No 02 Rev A Existing floor and elevations plan
Drg No 03 Rev A Proposed ground floor and roof plan
Drg No 04 Rev B Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.