
Site Address:	6 Lovedean Lane, Waterlooville, PO8 8HH		
Proposal:	2 storey front, side and rear extensions, single storey side extension, raise height of roof, new chimney, front and rear dormers and new pitched roof garage.		
Application No:	APP/16/00563	Expiry Date:	21/07/2016
Applicant:	Mr Bentley		
Agent:	Mr C Curnow	Case Officer:	Bee Crawford
	Thorns - Young Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached bungalow and detached garage situated on a large plot in Lovedean Lane which has an east/west decline to the road. The property has a grey slate pitched roof and elevations of red multibrick, with open vehicular access the front, a drive and parking area which has hedging to all boundaries. The rear garden has a depth in excess 30 metres with a slight north incline and consists of a patio area, grass, shrubs and a mature tree subject to a TPO. The rear garden is enclosed by 1.8 metre high fencing and hedging.
- 1.2 There is a detached bungalow to the west at a slightly lower level, a large two storey detached property to the east, detached chalet dwellings opposite and the rear gardens of properties in Pump Lane are to the rear. The area is of medium density with a diverse mixture of detached and semi-detached two storey properties, bungalows and chalet dwellings of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of two storey front, side and rear extensions, single storey side extension, raise height of roof, new chimney, front and rear dormers and new pitched roof garage. Due to the increase in floorspace exceeding 100 square metres, the proposal would be liable for community infrastructure levy.

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

Arboriculturalist

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the TPP report is strictly adhered to the Oak tree will survive the development unscathed and to continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms as long as the TPP is conditioned and adhered to.

Southern Water

It appears that the developer is intending to build over/close to a public foul sewer which is crossing the site. Building over a 'public sewer' is not normally permitted by Southern Water. However, under certain circumstances building over/close to a sewer may be allowed. The conditions associated with the build over/ close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

Due to changes in legislation that came into force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or at www.southernwater.co.uk.

Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW, (Tel: 0330 303 0119) or www.southernwater.co.uk.'

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- A Adequate soakaway or infiltration system
- B Water course
- C Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed

for each development.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

NB: Informative recommended.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

Engineering/Drainage, Havant Council

No drainage observations.

Development Engineer - Highways

The Highway Authority has no adverse comment to this application I would suggest that the Planning Authority condition three parking spaces to be provided and retained.

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: 3

Four letters were received from three addresses, two supporting the proposal and one objecting to the original proposal and subsequent to the submission of amended plans raising the following concerns:

- 6.1 The extension will block light and view from the side windows of the living room at number 4 Lovedean Lane, infringing the 25 degree zone to the side windows and the 45 degree zone to the rear.
- 6.2 The scale and size of the extension is over dominant to the existing property.
- 6.3 The proposed plans have no dimensions - the plans submitted are drawn to scale.
- 6.4 No hand rail/barrier is shown to the master bedroom balcony, allowing access to the flat roof of the rear extension resulting in overlooking.
- 6.5 There is an existing live sewer within the property boundaries and the proposed plans do not take this into consideration or any resulting effects on neighbouring properties - Southern Water have been consulted, see response in Section 5 above.
- 6.6 The scale and size of the extension remains unchanged following the submission of

amended plans.

6.7 The plans only have one dimension of the garage - the plans submitted are drawn to scale.

6.8 The changes that have been made have no material effect on the previous objection.

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 and impact on the streetscene

7.3 The proposal is to extensively enlarge and upgrade the existing dwelling from a modest bungalow to a generous two storey property and garage, significantly altering its appearance which would be visible from the public realm, although a distance of approximately 12 metres to the highway would be retained.

7.4 Following Officer concerns regarding the size of the proposal and potential bearing on the neighbouring properties, amended plans were submitted reducing the height, volume and size of the development to lessen this impact. Whilst it is acknowledged the proposal would result in a substantial increase to the original volume of the property, the revisions made are considered to be appropriate and it is judged the scheme can be comfortably accommodated within the extent of the site. It could also be reasoned that the size of the current property is disproportionate in relation to the extent of the site .

7.5 The relationship between the immediate neighbouring properties is such that the extension is unlikely to harm the degree of spaciousness in this part of the road. The design and appearance of the extension is deemed appropriate and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is deemed that the proposal would not result in an adverse impact on the visual amenity of the locality which is diverse in nature.

(iii) Effect on neighbouring properties

7.6 The proposed development is a major refurbishment and extension of the existing dwelling and will be visible from the neighbouring properties adjacent to the application site and the surrounding area. Whilst part of the extension will be closer to the boundary with number 4 Lovedean Lane, it projects away from this property (the nearest point being 1.5 metres at the front and the furthest point 3.8 metres to the rear). There is a 2 metre space between number 4 Lovedean Lane and the shared

western boundary.

- 7.7 The extension to the dwelling does not extend beyond the existing western wall, retaining the 7.5 metre distance between the application site and number 8 Lovedean Lane. Although the new garage is to be built close to the western boundary and is substantially larger than the existing in depth and height, part of it flanks the neighbouring garage and the roof pitches away from the boundaries which would lessen any impact of this part of the development being overbearing.
- 7.8 An objection was raised with respect to the proposal being over dominant in relation to the existing dwelling, and following Officer concerns amended plans were submitted. The proposal was revised to reduce the overall size of the extension including a reduction in the ridge height of approximately 0.5 metres. Whilst this is a significant increase to the existing ridge height, the new roof would be 0.6 metres lower than that of the property at number 4 Lovedean Lane and 1.35 metres higher than that of the property at number 8 where a distance of approximately 7.5 metres will be maintained between the roofs of the two properties. It is also noted that whereas the main roof of the scheme has gable ends to the side elevations, the other roof elements of the development are flat or pitch away from the adjacent properties to the east and west.
- 7.9 The owners of the property at number 4 Lovedean Lane raised concerns about the proposal blocking light and the view from the side and rear windows of their living room extension, falling within the 25 and 45 degree overshadowing zone. A 45 degree angle test was carried out which verified the extension meets the requirements for adequate daylight at number 4. Whilst it is acknowledged the new extension will be closer to the eastern boundary, the existing dwelling falls within the 25 degree zone of the secondary windows serving the living room, therefore an element of overshadowing already exists. As recommended in the Havant Borough Council Design Guide SPD, the 45 degree overshadowing zone does not relate to side windows of neighbouring properties.
- 7.10 Concern was raised regarding the absence of a barrier to the balcony of the master bedroom and the possibility of the flat roof rear extension being used as an amenity area which would result in overlooking the neighbouring properties. The balcony is recessed and has a modest depth of 1.4 metres and a barrier is shown on both the floor and elevation plans. It is considered any resulting degree of overlooking to the neighbours would be no greater than that of a Juliet balcony which could be constructed within the realms of permitted development. In order to maintain the privacy of the neighbouring properties, a condition is recommended restricting the use of the roof of the single storey rear extension as an amenity area.
- 7.11 There is one new side window at first floor level in the western elevation and this has been conditioned to protect the privacy of the adjoining property. It is considered the new ground floor windows and doors would not have an adverse impact on the neighbours.
- 7.12 It is therefore considered that the proposal is unlikely to lead to unacceptable or additional overlooking and the impact on the properties immediately adjacent to, opposite or to the rear of the application site is judged to be acceptable, 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00563 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 must be undertaken in accordance with the arboricultural report and tree protection plan dated May 2016.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as

such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location plan

Proposed block plan

Arboricultural Report dated May 2016

Drg No. 9074.16.1 Existing floor and elevations plan

Drg No. 9074.16.2 Rev A Proposed floor plan

Drg No. 9074.16 Rev B Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.