
Site Address:	45 Park Lane, Cowplain, Waterlooville, PO8 8AG		
Proposal:	Single storey front extension.		
Application No:	APP/16/00760	Expiry Date:	19/09/2016
Applicant:	Mr Lander		
Agent:	Mr Marshall	Case Officer:	Harriet Pitney
	Ian Marshall		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling with elevations of brick construction and a concrete tiled pitched roof. The site is relatively level with open vehicular access to the front driveway which provides offroad parking for approximately 3 vehicles and access to the existing single storey garage to the rear.

The front driveway is predominantly hard surfaced with a brick wall approximately 1 metre in height defining the front boundary to the property.

The surrounding area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design. To the South of the application site is a large area of green space known as Queens Enclosure.

2 Planning History

None relevant to this application

3 Proposal

This application is for a single storey front extension measuring 1.8 metres in depth, 3.5 metres in height and 2.4 metres in width.

4 Policy Considerations

National Planning Policy Framework

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

Engineering/Drainage, Havant Council

No drainage observations

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: 3

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

The property benefits from a large plot, whereby the proposed front extension is set well back from the streetscene of Park Lane by approximately 9 metres. As such, it is not considered that the development would be prominent or overbearing in context with the existing streetscene resulting in any detrimental impact on the visual amenity of the surrounding locality. It is important to note that there are other examples of similar development within the existing streetscene (I refer specifically to 42 Park Lane).

The development is considered to be of a scale and design which respects the existing built form of the original dwelling and it is therefore considered that the development accords with the principles and objectives of Policy CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The proposal is of a scale and design that would not give rise to an unacceptable impact on the adjoining neighbour (46 Park Lane). It is considered that the existing built form and boundary screening combines to ensure that the development does not result in unacceptable levels of overlooking, loss of privacy, loss of light, overshadowing or create an overbearing effect.

On this basis, it is not considered that the development would result in any negligible impact upon neighbour amenity and It is therefore considered that the development accords with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

No objections were received in relation to this application.

8 Conclusion

The development is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00760 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:

Red line plan- received 25th July 2016
Block plan- received 25th July 2016
Proposed plans (Drawing No: 1)- received 25th July 2016
Existing plans (Drawing No: 2)- received 25th July 2016

Reason: - To ensure provision of a satisfactory development.