
Site Address:	12 Park Lane, Cowplain, Waterlooville, PO8 8AB		
Proposal:	Second storey rear extension.		
Application No:	APP/15/00467	Expiry Date:	30/06/2015
Applicant:	Mr Thomas	Team:	Team 2
Agent:	Mr Oliver	Case Officer:	Richard Nash
	The Town Planning Experts		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two-storey detached dwelling of traditional character and render and tile finish, located within a generous site on the north-east side of Park Lane, west of its junction with Winscombe Avenue. The frontage of the property is laid to parking with low boundary walls. The boundary treatments to the lengthy rear garden comprise a mixture of walling and fencing to a height of approximately 1.8 metres. The extensive wooded area of the Queens Inclosure lies opposite the site but the area to the north side of Park Lane is characterised by medium to high residential land use.

2 Planning History

07/72570/000: Two storey rear extension; front entrance porch and canopy. Refused for the following reasons:

1) The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupiers of the adjacent residential properties. The proposal is, therefore, contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

2) It has not been demonstrated that development of the site, in the manner proposed, would provide adequate provision of car parking in accordance with the Local Planning Authority's adopted standards and would, therefore, encourage the parking of vehicles on the public highway, which would interrupt the free flow of traffic, detrimental to highway safety. The proposal is, therefore, contrary to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

07/72570/001: Two storey and single storey rear extension; front entrance porch and canopy. Approved.

3 Proposal

The current planning application proposes a second storey rear extension to the dwelling. The submitted drawings also show proposed obscure glazed windows in the side elevations of the existing dwelling house - these works could be carried out as permitted development.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Supplementary Planning Document

Residential Parking and Cycle Provision

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the provision of an extension to a dwelling of this scale and character would be acceptable in principle.

- (ii) Impact on the application site and locality

The application dwelling has previously been extended to the rear. The proposed further addition would appear as a relatively modest and complementary addition to the existing dwelling and no additional external amenity space would be lost as a result. Other dwellings in the locality have also been altered and extended and the proposal would not be visible within the street scene.

A drawing has been provided, demonstrating how on-site parking could be achieved in line with current Borough standards and is protected by a condition to the planning permission granted under reference 07/72570/001. Notwithstanding this, the number of bedrooms at the property would not be increased as a result of the current proposal.

(iii) Impact on neighbouring amenity

The proposal would be located in excess of 30 metres from the boundary with properties to the rear of the site in Holman Close and approximately 3 metres from the boundary with the property to the south-east (13 Park Lane), and should thus have a limited and non-detrimental impact on those properties.

In terms of its impact on the single storey property to the north-west (11 Park Lane), it has to be said that the proposal is very similar to that refused planning permission in 2007. However, local and national policy has changed during the interim period and national legislation has taken on a more permissive thrust in terms of householder development. It is also noted that there have been no neighbour objections to the proposal.

The extension would be located at approximately 3 metres from the facing wall of number 11 and set back slightly. As a result, the only opening facing the extension directly would be a door. The edge of a kitchen window would align with the rear edge of the extension but the glazing would not directly face on to it. It is considered that the impact on outlook from this window would be materially no more than that which already results from the ground floor extension to number 12.

The planning application approved for a rear extension to number 11 (reference: 01/59867/002) shows that the kitchen is also served by a principal rear elevation window. As the application site lies to the south-east of number 11, direct light is predominantly received to the rear window of the kitchen. As noted above, the side door and window already face directly or obliquely onto the side wall of the application and thus gain limited direct sunlight. The proposed extension rear wall would not extend as far as the rear wall of number 11 and shadowing to the rear garden would therefore be limited and within the context of the existing two storey dwelling.

On balance, it is considered that the proposal would not have a detrimental impact on neighbouring amenities in terms of overlooking, shadowing or overbearing effect.

8 Conclusion

The proposed second storey rear extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site and locality or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00467, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

THOMPARK 03 (Proposed Floor Plans)
THOMPARK 04 (Proposed Elevations)
THOMPARK 05 (Proposed Parking Plan)
THOMPARK 06 (Proposed Block Plan)
THOMPARK 07 (Proposed Site Plan)
THOMPARK 08 (Location Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.