



Planning Statement

12 Park Lane
Cowplain
PO8 8AB

1. Introduction

- 1.1. This appeal statement has been prepared to support the following proposal:
- Second storey rear extension.
- 1.2. The application is submitted by The Town Planning Experts who act as planning consultants for this scheme

2. Planning History

- 2.1. 07/72570/000 - Two storey rear extension; front entrance porch and canopy. Refused 2007
- 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.
- 2.2. 07/72570/001 - Two storey and single storey rear extension; front entrance porch and canopy. Permission 2008

3. Site Context

- 3.1. 12 Park Lane is a two-storey, detached, dwelling house to the north-east side of Park Lane.
- 3.2. It lies within a line of predominantly detached properties of varying styles and sizes.
- 3.3. The properties are set back from the road and enjoy large rear gardens.
- 3.4. 12 Park Lane is a two-storey property with its gable fronting the road. It is rendered under a tiled roof.
- 3.5. Nos. 11 and 13 Park Lane, adjoining either side, are single storey and are similarly rendered with tiled roofs.
- 3.6. Park Lane runs south-west from the A3 London Road, before turning through 90 degrees where it meets Tempest Avenue which runs south-west to the B2150 Hulbert Road.
- 3.7. The property lies 0.3 km (0.2 miles) from Cowplain Village centre on the A3, and 2.5 km (1.6 miles) north-west of Waterlooville town centre.

4. Policy Framework

National Policy

- 4.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012.

Sustainable Development

- 4.2. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

- 4.3. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
— *any adverse impacts of doing so would significantly and demonstrably*

outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
—specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
—specific policies in this Framework indicate development should be restricted.

4.4. The Framework sets out 12 core principles including that the planning system should

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

4.5. Section 7 of the NPPF sets out the governments aspirations for requiring good design. Para 58 is particularly relevant and states:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping*

Local Policy

4.6. The Havant Borough Core Strategy is the principal document in the council's Local Plan. It covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026.

4.7. Policy CS16 of the Core Strategy deals with design and indicates:

“Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;

b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.”

5. Development Principles

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| <p>5.1. No. 12 Park Lane has been extended to the rear at ground floor level and the application now seeks to extend at first floor level.</p> <p>5.2. The first-floor extension is proposed which would provide an enlarged bedroom.</p> <p>5.3. The intention is to undertake the work in matching render and concrete tiles.</p> <p>5.4. The property falls within the built-up area of Cowplain so the principle of extending the property is not in question.</p> <p>5.5. The property enjoys reasonable space around the building including a forecourt to the front and a large rear garden. The new extension is over the existing kitchen so does not affect the overall level of amenity space.</p> <p>5.6. Permission was previously applied for a two storey extension but refused in 2007. Para 2.1. above refers. Objection was raised to the impact on the adjacent property, No 11 Park Lane, and to inadequate on-site car parking.</p> <p>5.7. Subsequently permission was granted for an amended scheme. Para 2.2. above refers.</p> | <p>5.8. No. 11 adjacent has two doors to the side facing No. 12 together with two windows as indicated on the Block Plan. Reading from Park Lane these consist of the main door and a window serving the staircase and lobby. There is then the kitchen door and a kitchen window.</p> <p>5.9. Only the kitchen door and kitchen window face the proposed extension. It is pointed out however, that the room served by the door and window also gains light from a rear window.</p> <p>5.10. No 12 Park Lane sits south-west of No 11. Direct sunlight to No 11 is therefore predominantly to the rear of the property. The front door and window already face onto the side wall of no 12 and thus gain no direct sunlight.</p> <p>5.11. The new extension does not extend as far as the rear wall of No 11 and the light to the rear of No. 11 and its garden will therefore be unaffected.</p> <p>5.12. While objection was previously made to the overbearing aspect of an extension to No 11 it is considered that, as there are only secondary windows to the side elevation of No 11, the extension as proposed would not significantly detract from the amenities of that property.</p> <p>5.13. The extension would have no impact upon No 13 which sits to the south-west of No 12.</p> |
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- 5.14. With regard to parking the whole front garden has been block paved and provides adequate parking for 2 or 3 vehicles which, together with the garage space, is more than adequate for a property of this size.
- 5.15. It is noted that there are no parking restrictions on Park Lane.
- 5.16. In addition the property is within easy walking distance of the local shops in Cowplain village centre, while there are frequent buses along the A3 giving easy access to Waterlooville and the city of Portsmouth.

6. Conclusion

- 6.1. It is considered that the proposed extension would comply with local and national policies regarding extensions to properties, without significant harm to adjoining occupiers.
- 6.2. In the context of local guidelines and policies, and having regard to the character of the area it is respectfully requested that the application be allowed and planning permission be granted for the proposed development.