
Site Address:	35 Park Lane, Cowplain, Waterlooville, PO8 8AG		
Proposal:	Single storey rear extension.		
Application No:	APP/15/00450	Expiry Date:	18/06/2015
Applicant:	Mr M Paine	Team:	Team 2
Agent:	Mr C Allchurch	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and garage with a red tiled pitched and cat slide hipped roof with elevations of red multibrick and tile hanging to the first floor. The site is level with open vehicular access and a 1 metre high wall to the front boundary and consists mainly of block paving with areas of shrubs. There is a 1 metre high wall rising to 2 metres to the eastern boundary and the site is open to the west. The rear garden is laid to lawn with shrubs, a patio and greenhouse and is enclosed to all boundaries by 2 metre high walls and fencing.
- 1.2 The adjoining semi-detached property lies to the east, a pair of two storey semi-detached properties are to the west and the rear garden of a property in Yew Tree Avenue is to the north of the site. The Queen's Inclosure woodland lies opposite. The area is of medium density of a mixture of two storey detached and semi-detached dwellings and bungalows of different and similar ages, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for a single storey rear extension of 4.3 metres in depth, 7.2 metres in width with a flat roof 2.9 metres high, incorporating a roof lantern to a maximum height of 3.4 metres and a 3.1 metre high parapet to the east and west elevations. The extension will be attached to the garage and replaces the existing rear addition.

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

Southern Water

The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 150 mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the foul sewer
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items 1 - 4 above also apply.

Due to changes in legislation that came in to force on 1st 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 S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

In order to protect drainage apparatus. Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example 'The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.'

Southern Water requires a formal application for a 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 S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NB: Informative recommended

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

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 and impact on the streetscene
- (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 be attached to the rear of the property and garage and would not be visible from the public realm. It is to replace an existing addition increasing the depth by approximately 1.8 metres, resulting in a reasonable increase to the original footprint of the property. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The development will be built up to the boundary with number 36 Park Lane to the east and is approximately 1.8 metres deeper than the existing extension and slightly higher. However there are no side windows in the east elevation of the proposal and the majority will be screened by the existing boundary treatment. The adjoining property was visited in order to assess the effect of the proposal. This property has an extension of a similar depth to the existing at number 35, although it is lower in height. Whilst it is acknowledged there will be an impact due to the increased depth of the proposal, it is not considered so great as to constitute a defensible reason for refusal.

Due to its location, the development would only be marginally visible from the property at number 34 Park Lane and would be in excess of 10 metres from the rear of the site. It is therefore considered the development is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the existing dwelling.

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/15/00450 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 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.
- 3 The developer must advise in writing the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 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 Location plan, block plan, existing floor and elevations plan
Drg No. 02 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.

