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|-----------------|---------------------------------------|---------------|--------------|
| Site Address:   | 138A Lovedean Lane, Waterloo, PO8 9SN |               |              |
| Proposal:       | Single storey rear extension.         |               |              |
| Application No: | APP/15/00054                          | Expiry Date:  | 24/03/2015   |
| Applicant:      | Mr Hodgson                            | Team:         | Team 2       |
| Agent:          | Mr Clark                              | Case Officer: | Bee Crawford |
|                 | Roger Clark(Architectural Services)   |               |              |
| Ward:           | Hart Plain                            |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a modern chalet style detached property and detached garage to the rear (via a private drive). It has a brown tiled pitched roof and elevations of red multibrick. The ground level rises away from the road in an easterly direction and the rear garden is laid to lawn with a patio, shrubs, a pond and a greenhouse, with a stepped 1.8 metre high fence to the north, an established hedge and shrubs to the south and a hedge in excess of 2 metres high to the east (rear).
- 1.2 To the south and east are two storey detached properties, and a detached chalet style property is to the north. The surrounding area is of low to medium density consisting of a range of two storey detached, semi-detached and terraced dwellings and bungalows of a mixed age, style and designs.

## **2 Planning History**

None relevant to this application.

## **3 Proposal**

- 3.1 The proposal is for a single storey rear extension (to be attached to the existing conservatory) of 3.870 metres in depth, 3.8 metres in width with a pitched roof of 2.8 metres to the eaves and a total height of 4.75 metres.

## **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**

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: 6

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
- (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 to be acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal would be attached to the rear of the property and would not be visible from the public realm. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of sections 1c) and 1e) of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The development would not be visible from the front of the property and only partially visible from the adjacent properties due to the existing screening and conservatory. The proposed height of the roof of the extension precludes it from being built within the realms of permitted development, although it pitches away from the property boundaries and its mass would be subservient to the existing conservatory. There are no windows in the side elevation of the extension and it is considered the proposed rooflights are unlikely to lead to overlooking. Due to the existing screening and approximate 4 metre distance between the properties, the windows in the north elevation of the property at 136 Lovedean Lane are unlikely to be significantly affected by the extension. The proposal would only be partially visible from the property to the north and the property to the rear benefits from extensive screening.

7.5 It is therefore considered that the proposal is unlikely to appear overbearing or lead to

overlooking and would have negligible impact on the properties immediately adjacent to the application site or the property to the rear, meeting the requirements of section 1e) 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.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00054 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 development hereby permitted shall be carried out in accordance with the following approved plans:

|                  |                                      |
|------------------|--------------------------------------|
| Plan No. 24395/1 | Existing and proposed floor plan     |
| Plan No. 24395/2 | Existing and proposed elevation plan |
| Plan No. 24395/3 | Proposed section and details plan    |
| Plan No. 24395/4 | Site and location plan               |

**Reason:** - To ensure provision of a satisfactory development.