
Site Address:	96 Lovedean Lane, Waterloooville, PO8 9SN		
Proposal:	Erection of conservatory to infill side elevation.		
Application No:	APP/14/00493	Expiry Date:	07/07/2014
Applicant:	Mr Murray	Team:	Team 2
Agent:	Miss Boden	Case Officer:	Bee Crawford
	Anglian Home Improvements		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern detached bungalow with an integral garage, and has a red tiled pitched roof and elevations of red multibrick. There is a incline at the front of the site, with the dwelling situated at a higher level than the road. There is open vehicular access and a 1 metre high wall and shrubs to the western boundary and the front garden consists of an area of tarmac, shingle and shrubs. A 1.8 metre high fence with brick piers lies to the northern boundary and a 1.5 metre high fence with brick piers lies to the south, with a gate providing access to the rear of the property, with the boundary fence increasing to a height of 1.8 metres. The large rear garden is mainly laid to lawn and is enclosed by 1.8 metre high fences, mature shrubs and trees.
- 1.2 A detached bungalow of a similar age, style and design lies to the north of the property at a higher level and an older style detached bungalow lies to the south at a lower level to the site. Detached bungalows of a similar age and mixed design lie opposite the site. The area is of medium density consisting of detached bungalows and chalet bungalows and two storey detached and semi-detached dwellings of mixed age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to construct a single storey side (south) porch infill extension of 2 metres in depth, 3.725 metres in width with an eaves height of 2.045 and a total height of 3.231 metres, tying in to the existing roof.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF

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: 7

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 acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed extension would not be visible from the public realm, due to the infill nature and situation of the development. The size of the extension is fairly modest and would regularise the appearance of the southern flank elevation, providing a porch to the existing entrance which is currently set in from this elevation. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The proposal will be flush with the existing southern wall with no projection beyond the current elevation, therefore it is considered there would be no visible impact on the property to the north of the site or properties to the rear which are a sufficient distance away. The development is fairly close to the boundary of the property with number 94 Lovedean Lane which is situated at a lower level, although there is existing screening to the southern boundary and given the nature of the proposal it is considered unlikely to appear overbearing or lead to overlooking and that any impact to this property would be negligible .

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/14/00493 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:

Location plan
Block plan
Existing plan and elevations
Proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.