
Site Address:	33 Park Lane, Cowplain, Waterloooville, PO8 8AG		
Proposal:	Single storey side extension; open porch; replacement conservatory.		
Application No:	APP/13/00961	Expiry Date:	18/11/2013
Applicant:	Mr S Montgomery	Team:	Team 2
Agent:	K Mendes	Case Officer:	Rachael McMurray
	Creative Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Waterloooville in Park Road which has residential development to the north of the highway and a woodland area to the south. The site comprises a two-storey, semi-detached property with a cottage style, tiled roof. The front elevation has tile hung cladding and render at ground floor. It is separated from the highway by an area of hard standing which allows on site parking. The dwelling is set back from the highway by 12m and separated by a low height picket fence. To the rear of the property there is a detached garage which is accessed via a driveway along the side / west of the dwelling. The rear garden is mainly laid to lawn and enclosed by a 1.8m high fence. There is an existing lean to on the rear elevation.

The neighbour to the west of the property at No. 32 is a bungalow which has a conservatory attached to the east elevation which faces towards the application property. The neighbour to the east is the adjoining neighbour at No. 34.

2 Planning History

No relevant planning history

3 Proposal

The proposal is to build a single storey extension to the side / west elevation and to demolish the existing conservatory and replace with a new version. Also to build an open porch at the main entrance to the dwelling.

i. The single storey side extension would have a flat roof with a parapet pitched roof along the edges, to give the overall impression of having a pitched roof. The total height would therefore be 2.3m to the eaves and 3m to the ridge.

ii. It would project forward of the front building line by 2m and exceed past the existing rear building line by 3m, giving a total length of 28.5m. There would be a gap of 0.5m to the shared boundary with No. 32.

iii. The conservatory would be 3m x 3m and would feature a pitched roof with a ridge height of 3m It would be located 0.4m from the shared boundary with No. 34.

iv. The front elevation of the extension would feature garage style doors however, internally there would be a storage room.

v. An open porch is also proposed over the front entrance to the main dwelling. This would feature a pitched roof and be supported timber posts.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 1

One objection has been received which raises the following concerns:

- i. The extension would block access to the existing sewer.
- ii. The extension would result in a loss of light to the conservatory and side facing windows on the side elevation.

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 the design and effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be

acceptable in principle subject to other development management considerations.

(ii) Appropriateness of the design and effect on the streetscene

- 7.3 The design would relate well to the main dwelling and would not conflict with the cottage style roof of the main dwelling. The majority of the development would not be visible from the streetscene so would therefore have limited impact. As the majority of the development would be in the space to the side of the dwelling, the amenity space in the rear garden would remain fairly unaffected. Matching materials are proposed. The conservatory would include a pitched roof and would not have an adverse effect on the character of the main dwelling.

(iii) Effect on the neighbouring properties

- 7.4 The replacement conservatory would be higher than the existing structure however, the roof would still slope away from the shared boundary and therefore it is considered that the impact on the adjoining neighbour at No. 34 would be limited.
- 7.5 Concern has been raised by No. 32 that the extension would cause a loss of light to their conservatory which is located on the side elevation and a dining room window also on the side elevation. There are also a further two windows on this elevation towards the rear of the property. No. 32 is positioned at a slightly higher ground level than No. 33 and therefore the conservatory looks over into the private space to the side of the dwelling. There is an existing 1.8m high fence which separates the two properties. The extension would be positioned 0.5m from the shared boundary and have an eaves height of 2.3m with a pitched roof which slopes away from the shared boundary. Therefore the point at which the ridge reaches 3m, would be approximately 4m from the east elevation of the conservatory.
- 7.6 The extension would be clearly visible from the conservatory however, some degree of outlook from and light availability to would still be retained due to the low eaves height of the structure. Furthermore, the conservatory is triple aspect and has windows facing north and south. The dining room window also on the west elevation serves a room which also has a large bay window at the front and therefore has dual aspect. Furthermore, it should be noted that the applicants could have an extension on the side elevation up to a height of 4m (albeit within the existing building lines) which would have a much greater impact on the conservatory at No. 32. On balance it is considered that a reason for refusal for the impact on the neighbouring properties would be not be reasonable.
- 7.7 Concern has also been raised with regards to an existing manhole cover and that if the extension were built, then access for maintenance to this would be restricted. Whilst this concern has been noted, this would not constitute a reason for refusing the planning application as access to the sewer would be a civil matter between the two owners.

8 Conclusion

The application is proposed to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00961 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 - P1
Site Plan - P2
Proposed site plan - P3
Existing GF plan - DN - 2a
Existing FF plan- DN - 3a
Proposed roof plan - DN - 4a
Proposed GF plan - DN: 2
Proposed FF plan - DN - 3
Proposed elevations - DN - 1
Existing elevations - 1a

Reason: - To ensure provision of a satisfactory development.