
Site Address:	25 Kingscote Road, Cowplain, Waterloooville, PO8 8QD		
Proposal:	Two storey side extension to include drive through carport at ground level.		
Application No:	APP/13/00554	Expiry Date:	02/08/2013
Applicant:	Mr W Kendall	Team:	Team 2
Agent:		Case Officer:	Stephen Andrews
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Cowplain and comprises a two storey semi-detached dwelling of brick and brown pantile construction. There is a single storey flat roofed addition to the front and detached garage within the rear garden as well as two other detached outbuildings in the rear garden also. There is on site parking to the front, with driveway along the side of the building.

The area is residential in nature, made up of similar style two storey semi-detached dwellings and single storey and chalet style detached dwellings.

2 Planning History

None

3 Proposal

Planning permission is sought for a two storey side extension, with drive through carport at ground level allowing vehicular access to the rear, as existing. The extension would match the height of the host dwelling, with front and rear two storey gables, with lower pitched roofs.

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

Development Engineer - No adverse comments

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: 8

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Cowplain where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The two storey side extension is sited well away from neighbouring dwellings, particularly to the north, south and west; with good natural screening along the west (within the ownership of 21 and 23) and north boundaries also. Although there is a window shown in the first floor of the flank elevation of the two storey side extension this would serve a bathroom and is shown to be obscure glazed. Notwithstanding this the level of screening along the side boundary and the fact that the rear gardens of 21 and 23 are between the proposal and the rear elevation of these neighbours prevents unacceptable harm by reason of overlooking and loss of privacy.

It is therefore considered that even though the extension would be sited close to the side boundary the distances from neighbours and level of boundary screening afforded to the site (controlled by neighbours) suitably protects the residential amenity of adjoining properties. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The two storey side extension would match the height of the host dwelling and extend up to the side boundary. Further the extension would have a gable feature at the front and rear which extends past the depth of the host dwelling in both instances. Normally concern would be raised in respect of the loss of spacing between semi-detached dwellings, however this property benefits from the openness provided by the rear gardens of 21 and 23 to the west. The sizeable extension does not therefore have the same enclosing and dominating characteristics that it might otherwise have if positioned further along Kingscote Road.

It was noted on the officer site visit that other properties had been extended along Kingscote Road to the side, however, the spacing between the dwellings had been maintained.

It is considered that on balance, given the sites individual circumstances in relation to the distance afforded to the side (west), that the development as proposed would not be materially harmful to the prevailing character and appearance of the area. The gable end facing the street scene provides a detailed end to the dwelling and is considered to be appropriate in this instance. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00554

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, unless agreed otherwise in writing by the Local Planning Authority.
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 1:1250 and Existing and Proposed Front and Rear Elevations 1:100 (unnumbered) dated 12/05/13
Section Through 1:50 (unnumbered)
Existing and Proposed Floor Plans 1:100 and Existing and Proposed Block Plan 1:200 (unnumbered)
Existing and Proposed Side Elevations 1:100 (unnumbered)

Reason: - To ensure provision of a satisfactory development.