
Site Address:	23 Lone Valley, Waterloooville, PO7 5DZ		
Proposal:	Proposed rear extension to bungalow.		
Application No:	APP/13/00636	Expiry Date:	16/08/2013
Applicant:	Mr C Aylott	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

23 Lone Valley is a single storey property located on the corner of Lone Valley. There are two established vehicular access points; on to the east side of the plot and one to the north. There is a detached garage to the south west corner of the plot and a large conservatory has been added to the rear (west) elevation. The boundary treatments consist of a 2m high close boarded fence to the north and south elevations with the north elevation being supplemented with 2.5m tall trees.

The neighbouring property to the south has been extended to the rear to provide a single storey addition and dormer window and there are two rooflights in the north elevation of the roof slope.

2 Planning History

09/66069 - Rear extension to bungalow. Approved - 08/10/2009.

3 Proposal

Single storey rear extension following the demolition of the existing conservatory. The extension would measure 3m in depth, 5.8m in width and 6.2m to ridge height, that of the existing bungalow.

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: 11

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) Effect on neighbouring properties
- (iii) Effect on streetscene

(i) Principle of development

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

It is pertinent to note that planning permission was granted in 2009 under application 09/66069 for the same development. This planning permission is now lapsed and the applicant is re-applying. The principle considerations therefore are; has there been a material change in policy to prevent the development or a significant change in the site and area characteristics that would result in unacceptable harm from the development being allowed.

During the consideration of application 09/6609 the officer report made the following assessment and conclusions:

The bulk and mass of the roof proposed would be significantly greater than the existing conservatory at the property however, it is more keeping with the design of the original dwelling house with a painted pebble dash exterior and tiled, pitched roof. The size and scale of the extension remains subservient to the main property. In design terms the extension relates well to the existing dwelling house and is considered entirely appropriate.

(ii) Effect on neighbouring properties

The proposal will increase the bulk and mass of the property as viewed from no. 21 to the south. However, this property has been extended to the rear and therefore the massing of the extension will not be fully appreciable from within the property and will only be visible at an oblique angle. The extension will be more noticeable from within the garden serving this property. However taking into consideration the good design proposed and relatively limited depth of the extension at only 3.2m (now reduced to 3m), it is not considered the extension will have any overbearing or detrimental impact on this neighbour.

(iii) Effect on streetscene.

The extension will be visible from the streetscene as the highway wraps around the application plot. The extension proposed is well designed and is expected to sit well with the existing property and therefore there are no concerns about the impacts on the streetscene.

8 **Conclusion**

Since the above decision the Council has now adopted the Havant Borough Local Plan (Core Strategy) Local Development Framework 2011. Whilst this has resulted in a policy change to those considered in 2009 it is not considered that there has been a significant alteration to how the application should be considered. The development as proposed remains acceptable and has no greater impact on neighbour amenity or the character and appearance of the area. The conclusions therefore reached under application 09/66069 remain valid.

Having regard to the above information it is concluded that the development as proposed would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and that of the National Planning Policy Framework, 2012. 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/13/00636

(A)

(B) 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:

Proposed Plans and Elevations (un-numbered) - Stamped 21st June 2013

Reason: - To ensure provision of a satisfactory development.