
Site Address:	5 Maylands Road, Havant, PO9 3NP		
Proposal:	Two storey side and single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00296	Expiry Date:	28/06/2024
Applicant:	Mr Hendy		
Agent:	Mr Fallon	Case Officer:	Tina Pickup
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Maylands Road, Havant, is a two storey bay fronted semi detached property located on the south side of Maylands Road. The property comprises of brickwork on the ground floor, white render on the first floor with blue tile detailing to the bay and front gable. The property also has concrete roof tiles beneath a hipped roof. It is set back from the highway by about 5 to 6m and has a wide side garden including an existing flat roofed single garage located on the side boundary with number 3. The rear garden is bounded by fencing and mature shrubs, including some conifer trees and backs onto the The Dell.

The property is located within a residential area with the surrounding properties in Maylands Road being originally of similar semi detached style with side separations - there was therefore a degree of uniformity to the visual appearance of the locality. Notably many have already been extended with large two storey side extensions that provide internal garages, the majority of which are full height hipped end roofs with no degree of subserviency.

There are no parking restrictions in Maylands Road.

2 Planning History

APP/24/00295 - Application for certificate of lawfulness relating to proposed hip to gable end and rear dormer roof extension to form a loft extension. Approved 11 June 2024.

3 Proposal

The proposal would involve a two storey side extension. This would be used as an internal garage on the ground floor, a bedroom and en-suite on the first floor and a loft storage space on the second floor. The proposal would also involve a flat roofed single storey rear extension which would provide a kitchen and dining room space.

During the course of determining this application amended plans have been submitted changing the two storey side roof from a gable end to a full hipped roof.

Under planning reference APP/24/00295 a certificate of lawfulness application has been approved for a proposed hip to gable end and rear dormer roof extension to form a loft conversion. These works will not be considered within this application but do demonstrate a fall-back permitted development option. Notably the works relating to

APP/24/00295 would need to be constructed and completed before the works commence under this application in order to be considered permitted development and would not be permitted development if undertaken together.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Michael Lind

No Comment.

Councillor Phillipa Gray

No Comment.

County Tree Team

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.

2. No arboricultural information has been submitted. The application form states that there are no trees which are within falling distance of the house and no trees will need to be pruned or felled to facilitate the proposal. However, a review of Google Maps (Aug 23), shows large conifer trees in front of the house and in the rear garden of the property.

3. Therefore, tree information sufficient to comply with BS5837:2012 should be submitted to support the application.

Officer Note - There are no significant trees at the front of the site, and a plan has been provided showing the position of two large conifer trees within the rear garden, the closest of which is some 12.4m from the existing rear elevation, and would be 7m from the proposed rear extension.

The Tree Team were re-consulted with the additional information but no further comment received.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection to full plans layout however concerns with rear extension and dormer being up against boundary.	Amended plans have been provided setting the rear extension slightly off the shared boundary. Please note the works relating to the rear dormer do not relate to this application; and form part of the Certificate of Lawfulness application approved under APP/24/00295.
How will the roof fascia be fitted without breaking the border?	This is not a material planning consideration and would be covered under Building Regulations.
How will the dormer be cladded with roof beadwork without overhanging?	The works relating to the rear dormer do not relate to this application, and instead form part of the Certificate of Lawfulness application approved under APP/24/00295.
Suggest a gap of 300mm with the dormer	The works relating to the rear dormer do not relate to this application, and instead form part of the Certificate of Lawfulness application approved under APP/24/00295.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking matters
- (v) Tree matters
- (vi) Community Infrastructure Levy

- (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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed works would have brickwork and render with tiles to match the existing on the property. This would be in-keeping with the context of the main dwellinghouse and the character of the area.
- 7.4 Part of the proposed works would be visible from the street scene in the form of the proposed side extension. The proposed two storey side extension would have a large width in relation to the existing dwellinghouse being approximately 6 metres from the highway in line with the existing dwellinghouse. Through negotiations the proposed roof has now been hipped instead of gable ended. This is considered to reduce its dominance within the street scene. The Havant Borough Design Guide SPD advises that two storey extensions should be subservient to the main dwellinghouse, set back from the building line and have a lower ridge height. Whilst the works are considered to be large in scale and do not conform with the Design Guide SPD it would have a similar appearance to other properties within the immediate area. These include Nos 7, 9 and 13 Maylands Road and therefore on balance it is considered to be in-keeping with the character of the area. With regards to the proposed rear extension as this would not be directly visible from the street scene it is not considered to have an adverse impact on the character of the area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed works to front of the property are not considered to have an adverse impact on the properties opposite.
- 7.7 On the west side facing No.7 Maylands Road there would be no additional openings added to the existing dwellinghouse. The proposed single storey rear extension would go along the shared boundary with No.7. As its depth would only slightly extend out further than the existing rear extension at No.7 it is not considered to have an adverse impact on the neighbouring occupiers. The proposed extension would also be partly screened by the existing 1.8 metre high fencing and have no windows on this elevation thus having a limited impact on No.7.
- 7.8 On the east side facing No.3 Maylands Road the proposed two storey side extension would extend closer to the shared boundary. Due to its separation distance from the side wall of No.3 it is not considered to appear overbearing or result in a harmful loss of outlook to the neighbouring occupiers. It is also worth noting No.3 has a flank wall with no windows or openings on this side. Within the side wall of the proposed two storey extension there would be two high level windows on the ground floor serving the internal garage. Due to the existing screening and the separation distance it is not considered to have an adverse impact on the occupiers of No.3. In terms of the proposed rear extension due to its design being stepped in and its separation distance from the shared boundary with No.3 it is not considered to have an adverse impact on No.3.

- 7.9 To the rear at ground floor level there would be bi-folding doors within the proposed rear extension facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along the boundaries it is not considered to cause harmful overlooking to any of the neighbouring adjacent properties. At first floor level there would be two windows, one serving the walk-in wardrobe and the other an en-suite. As this would create similar views to those already established on site and as there is a separation distance of over 20 metres from the rear wall of No.2 The Dell it is not considered to cause harmful overlooking and would be in accordance with the Havant Borough Design Guide SPD. Within the roof space there would be a rooflight which due to its position is not considered to cause harmful overlooking. There would also be a rear dormer at second floor level, however this does not relate to this planning application and is covered under APP/24/00295 (see Section 2 above).
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking matters

- 7.11 The proposed works including the loft conversion covered under APP/24/00295 would increase the number of bedrooms from 3 to 4 therefore 3 car parking spaces need to be provided on site to accord with the Havant Borough Parking Standards SPD. A Parking Plan has been provided showing 1 car parking space to the front of the property and 2 within the proposed internal garage therefore complying with the Parking Standards. A condition for the car parking to be made available prior to the occupation of the works hereby approved has been recommended.

(v) Tree matters

- 7.12 The most significant trees on the site are two conifers at the rear - therefore they do not benefit the wider streetscene or public visual amenity and are not considered worthy of protection by Tree Preservation Order. They are in any event considered to have sufficient separation from the proposed works to be largely unaffected by the proposal and could be retained if the applicant chooses to keep them. In the absence of any objection from the Tree Officers following re-consultation it is not considered that the development could be resisted on Arboricultural grounds and no tree conditions are necessary.

(vi) Community Infrastructure Levy

- 7.13 The proposed works would be over 100 sqm and is therefore CIL liable. An application for self build extension relief has been made.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, trees and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00296 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Proposed Ground Floor Plan and First Floor Plan - No.04 REV A
Proposed Loft Floor Plan - No.06 REV B
Existing and Proposed Elevations - No.02 REV D
Existing and Proposed Elevations - No.03 REV D
Proposed Block Plan with Parking - No.05 REV C

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 4 Prior to occupation of the development hereby approved, the 3 car parking spaces as shown on the Proposed Block Plan shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.