
Site Address: 4 Maylands Road, Havant, PO9 3NP
Proposal: Replacement of single storey rear extension and construction of single storey side/rear extension.
Application Type: Full Planning Permission
Application No: APP/24/00545 Expiry Date: 11/09/2024
Applicant: Mr and Mrs Bacchus
Agent: Mr Farr Case Officer: Josephine Lacey
 Applecore PDM
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Maylands Road, Havant is a semi-detached two storey dwelling on the east side of Maylands Road. The external walls are cream rendered with quoin detailing on the corners in red brick, red brick from ground floor to first floor level on the front elevation, and red tile hanging to the bay window. The roof is hipped with a small gable pitch above the bay window. To the north side is a mono pitched roof garage. To the front is a driveway with hardstanding and space for multiple vehicles. To the rear is a large rear garden. There is an approximately 2m high fence to the northern boundary. The neighbouring dwellings are of similar design and scale with some variation in materials.

2 Planning History

99/64315/000 - Outline application for the construction of detached 3 bedroom dwelling house and integral garage with new access onto Maylands Road, PERM,21/10/1999
99/64315/001 - Reserved Matters application for the construction of detached 3 bedroom dwelling house and garage (Outline Planning Permission 99/64315), PERM,29/02/2000

3 Proposal

Replacement of single storey rear extension and construction of single storey side/rear extension.

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)

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 comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

Portsmouth Water Company

No comments 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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objection received 29/07/2024 Summary of objection comments: Concerns regarding - • Proximity to neighbouring dwelling • Out of character within the area • Access, fire safety and drainage/ sanitation concern • Loss of light concern • Side windows within the roof slope • Conflict with Party Wall Act • Fence needing to be taken down to allow for side construction	The proposed rear and side extension meets several of the criteria required for development to be completed under permitted development rights. It is single storey and considered unlikely to cause issues with privacy, light or outlook and is not considered to be overbearing. Please see section 7 for more detailed assessment.

• Visually unappealing pitched roof	The side windows within the roof slope are acceptable under permitted development rights as they are within the ground floor. They would not provide a view into the amenity areas of the neighbouring property. Fire safety and access concerns are not material planning considerations and come under Building Control regulations. The proposal would not impact access to any other dwelling. The proposal is considered to be at a distance that is acceptable in terms of drainage and sanitation from a planning perspective. Portsmouth Water have been consulted on the application but did not comment. The Party Wall Act is not a relevant material consideration within the assessment of this application. There is no mention of removing any fences as part of the proposal. The pitched roof is considered in keeping with the existing dwelling and would not be visible from the streetscene.
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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

(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 proposal is for a replacement of a single storey rear extension and construction of a single storey side/rear extension. The rear extension would facilitate a dining area, and the side extension would be a shower and utility room.

- 7.4 The single storey side extension would be 2.7m in width towards the front closest to the garage for a length of approximately 2.1m. It would then reduce to around 2.2m in width towards the rear for a length of 2.6m. The height would be 3.2m at maximum height and 2.2m to eaves height. The roof would be mono pitched with rooflights. Within the rear elevation there would be a door and small high level window. There would be no side windows.
- 7.5 The single storey rear extension would be approximately 3m in width to a depth of approximately 3.3m, infilling space to the rear in line with the current rear elevation. This means that the ground floor would no longer be stepped at the rear elevation. The height would be approximately 3.1m and the roof would be flat. To the rear extension there would be French doors and adjacent these, 2.3m high windows on either side.
- 7.6 The proposals would not be visible from the streetscene due to their location towards the rear of the property, however the materials proposed are brick and tiles to the pitched roof, which are considered acceptable and in keeping.
- 7.7 Both the rear extension and rear and side extension would be partly compliant with requirements for permitted development rights. If the eaves height of the rear extension was 3m, due to its location within 2m of the boundary, this would be compliant. It is only 0.1m over 3m. The rear and side extension is too long to meet the permitted development criteria; it would need to be less than 3m from the rear elevation of the garage. Notwithstanding this, this element of the proposal would be compliant with permitted development rights in terms of the height and width within this setting.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building 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

- 7.9 To the northwest is No.4a Maylands Road. This dwelling would be 2m from the side extension element of the proposal. There is an approximately 2m high fence between the properties. The side extension could be partly completed under permitted development rights, and the height and width would meet the required criteria, though the length would not. Considering this, and that the side extension would be single storey and would not have any new side windows, the proposal is likely to have a limited and acceptable impact in terms of privacy, light and outlook, and it would not be overbearing on this neighbouring dwelling.
- 7.10 To the east is No.2 Maylands Road. The rear elevation of this dwelling extends past the rear elevation of the application site dwelling. The proposal would infill space to the rear and is unlikely to have any detrimental impact in terms of loss of light, outlook and privacy and is not considered overbearing.
- 7.11 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).
- 7.12 The submitted plans meet the national and local validation criteria and provide sufficient

information to assess the proposal in terms of impact on neighbouring properties.

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, 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/24/00545 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:

17 Jul 2024	LOCATION PLAN
17 Jul 2024	PROPOSED BLOCK PLAN
17 Jul 2024 PG.9070-24-02 E	PROPOSED PLANS AND ELEVATIONS

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.