
Site Address: 16 Maylands Road, Havant, PO9 3NP
Proposal: Proposed single storey rear extension, alteration to roof including installation of flue and installation of raised platform.
Application Type: Full Planning Permission
Application No: APP/23/00601 Expiry Date: 02/10/2023
Applicant: Mr Ternan
Agent: Mr Gosling Case Officer: Bethany Crowther
 PMG Building
 Design&Consultancy Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property comprising brickwork and a pitched roof to the north east of Maylands Road. The site contains a driveway to the front and side of the property, with side access to the rear garden. There is a small existing extension to the rear of the property.
- 1.2 The site is partially within flood zones 2 and 3.
- 1.3 The surrounding area is residential in character, containing properties of various styles and design.

2 Planning History

APP/23/00600 - Application for certificate of lawfulness relating to proposed loft conversion, including hip to gable roof enlargement and rear dormer.,
PERM,07/09/2023

3 Proposal

Proposed single storey rear extension, alteration to roof including installation of flue and installation of a raised platform.

The alterations to the roof do not require planning permission and has been covered in the CLE (APP/23/00600). The proposed flue does not require planning permission. The description of the proposal had been amended to include the installation of a raised platform and was subject to reconsultation of 7 days.

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

CS15 (Flood and Coastal Erosion)

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 D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

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: 14

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood risk

- (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 To the rear of the property is an existing single storey extension. The proposed extension would extend approximately 7 metres from the original rear elevation wall, and approximately 2.9 metres from the existing extension. The proposed extension would have a width of approximately 7.4 metres with a pitched roof and gable end projecting to the rear garden. There would be a raised platform to the rear of the proposed extension which would measure approximately 0.7 metres from ground level. The proposed extension is acceptable in scale and size as the plot size is large enough to accommodate the proposed works.
- 7.4 The proposed rear extension would be partially visible from the street scene at a select point on Maylands Road through the side access of the property. The proposed extension would comprise bricks to match the existing property and have a tiled roof. The windows would be white upvc to match existing with grey framed doors on the rear elevation. The materials are considered to be in keeping with the context of the host dwelling and would not have a negative 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 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 To the east of the application site is no. 14 Maylands Road, which is separated with a high-level boundary fence. The proposed extension would extend approximately 1.5 metres beyond the extension at no. 14. The proposed extension would contain a pitched roof sloping off the common boundary, therefore reducing the impact upon the neighbour in terms of loss of light and outlook. The proposal contains a small platform to the rear, with steps giving access to the rear garden. As this area would be likely to only used only for access (given its limited depth), it is considered that the proposed works would not lead to a loss of privacy at the adjoining property. For these reasons, it is regarded that the proposed works would not lead to any unacceptable loss of light, outlook or privacy to the neighbouring property.
- 7.7 To the west of the application site is no. 18 Maylands Road. There is an approximate 5 metre separation distance between the two properties, which is also screened by a high-level boundary fence. There is one proposed window along this elevation, which would serve the kitchen and sink area. As there would be a 5 metre separation distance, which would also be screened by the high-level boundary fence, it is considered that this window would not lead to any harmful overlooking to the neighbouring property. Due to these reasons, the proposed extension is considered to not lead to any unacceptable loss of light, privacy or outlook to the neighbouring property.
- 7.8 To the rear of the application site are the back gardens of Wigan Crescent. It is considered that the proposed works are of a significant distance to not cause any impacts on these properties.
- 7.9 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). It

is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.10 The application site is situated within both Flood Zones 2 & 3. However, the submitted flood map that the agent has obtained via the Environment Agency's online flood map shows that only roughly half of the plot is at risk of flooding. The agent has submitted a flood risk assessment as required under Policy CS15.
- 7.11 The property and proposed development would lie out of the flood risk area, as indicated on the flood risk map. The increase in footprint as a result of the proposal would be relatively small and it is considered that this small increase in itself would not increase flood risk nor increase flood risk elsewhere to any significant degree. Taking a proportionate approach, and in view of the different information available of the Environment Agency's on line flood map for planning, the proposals are considered acceptable in terms of impact on flood risk.

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/23/00601

(A) 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:

PLANNING DETAILS - 002 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.