
Site Address:	7 Maple Wood, Bedhampton, Havant, PO9 3JB		
Proposal:	First floor roof extension and ground floor garage alterations.		
Application No:	APP/20/00924	Expiry Date:	11/12/2020
Applicant:	Mr & Mrs Thomson		
Agent:	Miss Roberts	Case Officer:	Denise Sheath
	Critchley Architecture and Design Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a modern two storey detached property and integral double garage situated at the end of a cul-de-sac. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging to the dormer windows. The site is level with open vehicular access to the front, with a tarmac parking area, grass and shrubs. The rear garden is predominantly paved with shrubs and trees and is enclosed to all boundaries with 1.8 metre high fencing.

Modern two storey detached properties are to the east and west and the rear gardens of properties in Lower Road and Lodge Road are to the rear. The area is of medium density with modern two storey detached properties on a small estate of a similar age, different styles and design.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/15/00186 - Crown reduce 2No. Acer Palmatum by 1m, crown reduce 1No. Malus Robusta by 0.5m and remove an evergreen hedge; all within A1 of TPO 0575.

PERM, 11/05/2015

APP/17/00289 - First floor rear roof extension. PERM, 26/04/2017

3 Proposal

First floor roof extension and ground floor garage alterations.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection to the proposal however there is a tree subject to TPO in the front garden which will need to be protected from any storage or mixing etc of materials A Tree Protection Plan should be submitted for approval to protect the grassed area at the front.

Following Receipt of a

Arboriculturalist Further Comments:

I have no objection. A condition should be added that the fencing be erected prior to commencement and remain in place until completion.

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: 7

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) Parking
- (v) Effect on Trees

(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 to convert the existing double garage into living accommodation, the proposal will replace one of the garage doors with a window, which would not look unbalanced within the property. The second element to the proposal is to alter the roof above the existing garage to the front of the dwelling in the form of a first floor extension to create a pitched roof with a gable end, the proposed first floor extension will have a 7.6m height from the ground floor level, the proposed roof ridge will be 1.1m lower in height than the main ridge of the dwellinghouse, and will extend 5.3m to be inline with the existing garage, the development as proposed will not increase the footprint of the property. The roof extension is fairly modest in scale and is considered to be consistent with the main property in terms of roof style and material usage, incorporating roof tiles to match existing, hung tiles and brickwork also to match existing.
- 7.4 Although the proposal will be visible from the streetscene the properties within Maple Wood are modern two storey detached properties of a similar age with different styles and design. The proposal would not create a detrimental impact on the character of the area and would therefore be considered acceptable.
- 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 The proposal would not be visible to the neighbouring properties to the rear and would not be impacted by the proposal.
- 7.7 The properties to the north and east are in excess of 10 metres away and the properties to the rear are considered to be a sufficient distance away for any impact to be negligible.
- 7.8 The proposal will protrude a further 2m forward than the front elevation of the neighbouring property to the west (No.6), there will be a 2m separation gap between the first floors of the dwellings, with no additional facing windows, therefore the impact upon this neighbouring property is considered acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Parking

- 7.10 As a four bedroom dwellinghouse No. 7 is required to accommodate three parking spaces on site in order to meet the parking provision outlined in the Boroughs Parking

SPD. Three parking spaces have been accommodated and a condition shall be included with the decision to ensure the provision is retained as a result of the development.

(v) Effect on Trees

7.11 The Council's Arboriculturalist was consulted as part of the application no objection was received with the recommendation that a condition should be added to ensure that fencing is to be erected prior to commencement and remain in place until completion. A condition has been placed on the decision noticed to ensure these comments are adhered to.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00924 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:

Application Form - Received 16 October 2020

Location and Block Plan - Drawing No. 20074 - 101 - Received 16 October 2020

Existing Floor Plans - Drawing No. 20074 - 201 - Received 16 October 2020

Existing Elevations - Drawing No. 20074-301 - Received 16 October 2020

Proposed Floor Plans - Drawing No. 20074 - 401 - Received 16 October 2020

Proposed Elevations - Drawing No. 20074-501 - Received 16 October 2020

Parking Plan - Drawing No. 20074-103 - Received 12 November 2020

Tree Protection Statement - Received 04 November 2020

Tree Protection Plan - Drawing No. 20074_102 - Received 04 November 2020

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 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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.

- 5 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same has been implemented as set out in the Tree Protection Statement and the Tree Protection Plan - Plan Reference - 20074_102 - Received 04 November 2020. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.

Reason: To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.