
Site Address:	47 Maylands Road, Havant, PO9 3NR		
Proposal:	Proposed rear extension; loft conversion and alterations to external facades.		
Application No:	APP/21/00071	Expiry Date:	19/03/2021
Applicant:	Mr & Mrs Stewart		
Agent:	Mr Nolan	Case Officer:	Selina Donophy
	Cover Storey Architects		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site comprises a detached bungalow located on the west side of Maylands Road, Havant. This property has a hipped roof with concrete roof tiles and render to the elevations. Towards the front are projecting bay windows and a hardstanding, with a low boundary wall to the curtilage. To the rear of the property is a garden and conservatory.
- 1.2 This area is predominantly residential in character, consisting of mainly bungalows, with some two storey dwellings further up the road.

2 Planning History

No relevant planning history.

3 Proposal

Proposed rear extension; loft conversion and alterations to external facades.

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 Gary Robinson

No comment

Councillor Kenneth Smith

No comment

Councillor Mark Inkster

No comment

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

Comment	Officer Comment
None received	

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) CIL

(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 This proposal comprises raising of the ridge to a ridge height of approximately 5.9 metres , with the addition of rooflights set close to the ridge to the side roof slopes to allow for living space at first floor level (ridge height increase of approximately 0.5 metres) The proposal also includes an extension to the rear at first floor level following the demolition of the existing conservatory. The total extension depth would amount to approximately 5.8 metres (approximately 3.6 metres beyond the rear elevation of the existing rear conservatory) with a pitched roof forming a rear gable end wall with a ridge height in continuation of the main roof. The width would match the main width of the existing dwelling and the rear elevation wall would feature large aluminium framed windows at ground and first floor level. The ground floor would form a kitchen/ dining area with glazing to the rear and doors that lead out into the rear garden. At first floor level to the rear would be master bedroom- the glazing to the rear elevation would feature a Juliet balcony with glazed balustrading and this room would also be served by 2 high level rooflights , one on each side of the roof. Towards the front of the property the roof would slope upwards to form a semi-gable, this would feature glazing to the front in a similar design to the rear elevation. This window would serve a study at first floor level . A bathroom would also be created in the roof which would also be served by a rooflight on the north elevation roof slope, a roof light is also proposed to the south elevation roof slope which would be located above the stairwell. Other alterations include dark grey slate tiles or shingles to the roof, render in off white and dark grey aluminium frames to the windows and doors.
- 7.4 This proposal would result in a noticeable change in appearance to the property from the existing in terms of materials and additions. The surrounding properties along Maylands Road have generally retained their original design features without much modification to the front elevations. This proposal would alter the front roof slope in a similar manner to no 62 on the opposite side of the road, without the projecting front dormer. Whilst the alterations would disrupt the existing pattern of roof slopes slightly (at the moment these are hipped back), generally the character of the property is retained as the proposals are deemed acceptable, modifying the roof slope without adding considerable mass and bulk. The proposed materials are judged to be acceptable and are not deemed harmful to the character of the streetscene. The extensions/alterations proposed to the rear are similar to those at no 43 which were approved in 2005 and 2006. This would be located towards the rear of the property, reducing any impact upon 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 south of the site is no 45 Maylands Road. This property has a small extension to the rear . The proposal would project beyond the rear elevation wall of no 45 by approximately 5.5 metres , with an eaves height of approximately 2.6 metres and roof pitched away .The proposal would be an evident addition when viewed from no 45 as there is a separation distance of only 2 metres between the properties .Whilst this is the case, the relationship between the properties, with no 47 located to the north of no 45 would mean the proposal would not have a harmful impact on no 45 in terms of overshadowing or loss of light to the rear windows and amenity spaces. The close proximity and fairly generous depth of the extension has been considered, however it is deemed the proposal would not result in a significantly harmful overbearing impact on no 45 so as to substantiate a refusal on these grounds. There is already a window at ground floor level on this side, and no further windows are proposed at ground floor level. The rooflights would be conditioned to be 1.7 metres above finished floor level.
- 7.7 To the north of the site is no 49 Maylands Road. No 49 has an extension to the rear and the proposed extension would project approximately 2 metres beyond this. It also has a side elevation window however his is sited alongside the side elevation wall of no 47 . The rooflights proposed to the north elevation roof slope would be high level and conditioned as such, reducing any scope for overlooking back towards the rear. The rear extension would not infringe upon the 45 degree line taken from the mid point of the nearest window at the property and therefore this proposal would not overshadow no 49. The proposed first floor windows would have views down the rear garden of the property and not direct views into more private amenity spaces.
- 7.8 To the rear of the site are nos 40 and 42 Penhurst Road. Whilst new windows are proposed at first floor level, there is over 40 metres back to back separation distance. The distance exceeds the minimum separation distance as highlighted in the Havant Design Guidance and therefore the proposal is not deemed to cause harm to the amenity of these properties.
- 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 This proposal would have a final bedroom number of 3, which is one less than previous. As there are less bedrooms as a result of this proposal, no further parking allocation on site is required.

(v) CIL

- 7.11 The resulting floorspace would not exceed 100 m2 and for this reason this proposal is not CIL liable.

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/21/00071 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:

P100 P1 Block and location plan
P103 P2 Amended proposed floor plans
P104 P2 Amended proposed elevations

For Information Only:

P105 P1 Proposed front visuals
P106 P1 Proposed rear visuals

Reason: - To ensure provision of a satisfactory development.

- 3 The four rooflight windows at first floor level in the north and south elevations serving the bedroom, stairwell and bathroom shall have a minimum cil height of 1.7m from finished floor level.

Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.