
Site Address: 49 Mavis Crescent, Havant, PO9 2AE
Proposal: Extensions and alterations to form annex accommodation.
Application No: APP/19/00242 Expiry Date: 29/04/2019
Applicant: Mr Denford
Agent: Mr Mancz Case Officer: Karen Wooden
 Medlams Surveys Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached dwelling with elevations of render and a hipped tiled roof. The property has been extended to the side and rear by means of single storey extensions and a conservatory. The house is located on the curve of Mavis Crescent, with the rear garden facing onto Elmleigh Road.
- 1.2 Mavis Crescent is residential in nature with properties of a similar age and style, many of which have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

First floor extension to provide annexe accommodation, 1m extension to the front elevation of the existing ground floor side extension, small single storey infill extension to the rear and addition of a garden room to the existing single storey 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)
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

5.1 No consultees required for this application.

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: 6

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) Impact on parking

(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 application includes four separate elements. The proposed single storey garden room and rear infil extension are to be located to the rear of the property and although the rear garden backs onto Elmleigh Road, these aspects will not be readily visible due to the mature evergreen natural screening which forms the rear boundary line. The proposed 1m extension to the front of the existing single storey side extension will result in this wall being set approximately 2m back from the principal elevation of the host dwelling and will have rendered elevations to match the existing.

7.4 The proposal shows the first floor side extension is to be constructed above the existing single storey extension, which will be visible from both Elmleigh Road and Mavis Cresscent. The existing single storey side extension is on an angle, matching the form of the plot which is on a curve within Mavis Crescent, resulting in the extension being narrower to the front and wider to the rear. The original scheme as submitted showed the first floor extension to project 4.4m to the front, extending to 6.6m to the rear. It was considered that this design, particularly when viewed from Elmleigh Road to the rear, did not appear to be subservient to the main dwellinghouse and appeared tantamount to an additional dwelling. Amendments have been made to the scheme reducing the width of the extension to 5.5m, and reducing the height of

the roof. It is evident that other properties within Mavis Crescent have used similar roof styles on extensions. The proposed materials are to match those used on the host dwelling, reducing the impact on visual amenity. It is therefore considered that the alterations are 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 Due to the proposed location of the alterations it is not considered that these would have an adverse impact on the attached property to the east. Furthermore there are no residential properties within close proximity to the north or south.
- 7.7 No. 47 Mavis Crescent is located to the west of the application site. This is a semi detached dwelling which has extended from the rear of the garage, along the eastern elevation and around to the rear of the property by means of a large single storey extension.
- 7.8 The proposed small infill extension will not extend beyond the existing rear elevation of the application site and therefore will not be visible from the west.
- 7.9 The proposed single storey garden room will be located to the north east of the rear wall of No. 47 and will be off set from the boundary line, in excess of 2m from the extension at No. 47. Taking into consideration the orientation and separation gap, it is not considered that this additional single storey extension would impact the occupiers of this neighbouring property in terms of overlooking or overshadowing.
- 7.10 The proposed first floor extension will be a minimum of 5m from the eastern elevation of the original house at No. 47, and 1m from the garage. As the extension is to be to the east of No. 47, this will result in some overshadowing in the morning, however the area to be overshadowed will be the flat roof of the garage and extension of this neighbour to the west, and not to any internal or external living accommodation. It is therefore considered that the overshadowing will not have an unneighbourly impact. The submitted plans show no windows are to be inserted into the western elevation of the extension, resulting in no overlooking or loss of privacy. Due to the angled plots of No's 47 and 49, it is not considered that the additional rear window to the first floor extension would significantly overlook the private amenity area of their neighbours.
- 7.11 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 Impact on parking

- 7.12 The submitted plans show the addition of one car parking space to the front of the property, resulting in three car parking spaces. It is considered that this accords with the Havant Borough Parking Standards.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00242

(A)

(B) for the following reasons/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:

Amended existing and proposed plan - received 20.05.19
Email received 16 May 2019

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.