

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None.

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: 1

Comment	Officer Comment
1) The adjoining property (No8) is having a single storey extension built. A similar extension (No 6) would balance the property.	See section 7.
2) The houses in this road have sloping roofs towards their neighbours. This design does not, and would therefore not conform with the existing roof, and neighbours roofs, and would be overbearing.	See section 7.
3) The width of the passageway between the existing brick walls of No.6 and No.4a Maylands Road is 1 metre. The proposed design extension is shown as only 0.840 metre.	See section 7.
4) There is already a problem with traffic obstructed in Maylands Road by car parking in the road resulting in single file. Demolishing the existing garage would reduce the parking space(s) on the property. There are already wheelie bins in the proposed parking area.	See section 7.

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

(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 two storey side extension would be visible from the public realm, with the property being around 6.5 metres away from the highway. There is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line and have a lower ridge height.
- 7.4 In addition there is a hip to gable extension to the existing dwelling which in isolation could be carried out within the realms of permitted development. Concern was raised regarding the resulting design of the roof and the perception of it being overbearing. However, the hip to gable enlargement of the existing property would fall within the criteria for permitted development and due to the extension being set back from the front of the property, it is considered a hipped roof on the extension would result in a design which would not relate well to the existing property and would be more conspicuous within the street scene.
- 7.5 The extension follows the line of the rear elevation of the existing single storey rear addition of the property which has a modest depth of 2 metres, but is set back 2 metres from the front elevation and 0.1 metres below the existing ridge with a pitched roof. The extension has a depth of 7.5 metres and is approximately 3.5 metres wide, resulting in a gap of approximately 0.9 metres between the side elevation of the extension and the property boundary. The addition is judged to be subservient by virtue of the proposed width.
- 7.6 It is noted that a number of other properties in Maylands Road have the benefit of this type of extension, although there is no uniformity and the properties in the road are a mixture of styles and designs, albeit with a similar building line. It is therefore considered the proposal would not be an incongruous feature within the existing street scene.
- 7.7 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

- 7.8 The proposed two storey extension is to the south-eastern elevation of the property, situated approximately 0.9 metres from the property boundary. There are no new windows in the side elevation and whilst it is acknowledged the extension would reduce the distance to the neighbouring property and consequently be closer to the ground floor cloakroom and first floor bathroom windows at 4a Maylands Road, these are secondary windows and any resulting impact could not be considered as a defensible reason for refusal.
- 7.9 The extension would be set back 1.4 metres from the rear elevation of the property at number 4a and it is deemed the proposal would not result in any loss of light or outlook to the windows in this elevation.
- 7.10 Regarding the perception of overlooking from the first floor window in the rear elevation of the extension, although it projects beyond the rear building line at first floor, a degree

of overlooking already exists from the existing first floor windows and it is judged the new window would not result in any unacceptable degree of additional overlooking to the amenity area of the neighbouring properties.

- 7.11 The extension would project 2 metres beyond the original rear elevation of the property. There is a first floor side window in the north-western elevation of the scheme and whilst this elevation is 6 metres from the property boundary, in order to protect the amenities of the neighbouring property at number 8 Maylands Road, a condition is recommended for this window to be obscure-glazed. It is considered the properties to the rear and opposite are a sufficient distance away for any impact to be negligible.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to additional 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).

(iv) Parking

- 7.13 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

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/19/00632 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 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.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site as shown on drawing no. 6MAYLANDS 05 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 2018.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the north western elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 6MAYLANDS 01	Existing floor and roof plans
Drg no. 6MAYLANDS 02	Existing elevations plan
Drg no. 6MAYLANDS 03	Proposed floor and roof plans
Drg no. 6MAYLANDS 04	Proposed elevations plan
Drg no. 6MAYLANDS 05	Proposed parking plan
Drg no. 6MAYLANDS 06	Proposed block plan
Drg no. 6MAYLANDS 07	Location plan

Design and access statement - received 21.06.19

Reason: - To ensure provision of a satisfactory development.