

Recommendation: **GRANT PERMISSION**

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

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: 10

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

(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 works proposed to No 50 include the creation of a first floor by raising the ridge height, altering the windows at the property and developing a single storey rear extension.

7.4 The alterations proposed to the roof include the installation of a front rooflight and raising the ridge height by approximately 0.8m. The works shall retain a hip to the front and it is considered that these modest changes shall not significantly alter the appearance of No 50. Other neighbouring dwellings have completed loft conversions with rooflights present within the roof space and from taking into account the incline of land to the north the alterations proposed to No 50 are considered to not look significantly out of place and would not detract significant character from the area.

- 7.5 The works proposed to the rear shall be screened from the public realm by the front of No 50 and due to the extension being in line with the existing elevations the development is considered to result in a limited and acceptable visual impact on No 50 and Maylands Road.
- 7.6 The alterations proposed to the windows are modest and include rooflights, a window in the ground floor side elevation to serve a study, the movement of the front door from the front west elevation to the north side elevation and a window to serve the hallway. The proposed windows are modest and proportionate in size and reflect the other window sizes present on No 50 and within the streetscene. The movement of the door would not require planning permission and is considered to result in an acceptable visual impact. Therefore these alterations are considered to appear in keeping to No 50 and the wider streetscene of Maylands Road.
- 7.7 The materials propose a render to the front half of the dwellinghouse with a composite cladding to the rear half of No 50 including the rear elevation. Render is present on No 50 as existing and therefore does not require planning permission however the cladding does. It was noted following a site visit that cladding is present along Maylands Road which is typically white, cream or brown in colour. At the application stage we do not have an agreed colour and finish for the cladding proposed it is considered necessary to include a condition for this to be approved by the Local Planning Authority. This shall be included as part of the decision.
- 7.8 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

- 7.9 The works have the potential to impact the neighbouring adjacent dwellings No 52 and No 48 Maylands Road.
- 7.10 Being to the north of No 48 the works are unlikely to impact light levels reaching the neighbouring dwelling nor cause shadowing as a result. It is acknowledged that a gable roof form is proposed to the rear however as this shall be pitched away to the north and a distance of 2m is retained between the dwellings the impact caused is considered to be modest. Rooflights are proposed within the bedroom space however these shall be small in size and due to the angle and position are considered to not cause direct over-looking to the neighbour. The development is considered to be acceptable.
- 7.11 The neighbouring dwelling to the north No 52 shall be set away from the proposed development by approximately 4.5m. Combined with the pitched roof proposed to the south on No 50 the impact caused to the neighbours light and shadowing is considered to be modest. Although a gable is proposed to the rear the neighbours have a good separation between them and with the ground floor windows already looking out onto the shared boundary the additional impact of this increased height is considered to not appear oppressive or obtrusive. As No 52 is higher in position than No 50 the impact caused is reduced further. Rooflights are proposed within the north side roof elevation however these are small in size and are considered to not cause a significant amount of over-looking which would warrant a refusal of planning permission. The works therefore, on balance, are considered to be acceptable.

- 7.12 A juliet balcony is proposed as part of the development to the rear of No 50. The view created from the double doors shall be directly to the east of the application site and along the rear amenity space reducing any potential over-looking as a result. The neighbouring dwellings opposite are set a generous distance away so as not be impacted by the proposed works. The development is considered to be acceptable.
- 7.13 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

- 7.14 The works shall create four bedrooms in total at No 50 and as such 3 parking spaces are required to be accommodated on site. This provision can be provided to the front and side of No 50 and the works are considered to accord with the Boroughs Parking SPD and is acceptable. This shall be conditioned as part of the decision.

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/18/00889 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:

Block Plan, Site Plan, Existing Elevations, Existing Floor Plan and Parking Layout Plan: Drawing No CFA FULL BS Revision 01 Received 30.10.2018
Proposed Elevation and Floor Plan: Drawing No CFA FULL BS Revision 01

Reason: - To ensure provision of a satisfactory development.
- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plan Drawing No CFA FULL BS Revision 01 Received 30.10.2018 to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose.
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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the cladding material to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.