

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I live next door and support the application as proposed for the following reasons; firstly I understand that a family with children need their own space when the children grow up and this extension provides the extra family space required. Secondly the proposed extension fits in with the local environment and the style of the existing dwelling. There are also several properties along Maylands Road which have already extended their property to the side in this manner and some also have 2 storey extensions. Finally the knocking down of the garage will not affect any existing parking on the site. I can't see any reason why this application should not be granted.	Noted.

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 single storey side addition, extending 3 metres from the north-western elevation of the property and would be visible from the public realm. It will extend approximately 2 metres from the rear elevation of the original dwelling house, joining the existing rear single storey addition.
- 7.4 The extension, together with the existing rear addition would result in a reasonable increase to the original footprint of the property although can be comfortably accommodated within the extent of the site. It would not project beyond the front elevation of the property and is set in 1.2 metres from the side boundary. The main part of the extension would have a pitched and hipped roof, reducing to a flat roof at the rear section which would lessen the roof mass, reducing any perception of the extension being overbearing.
- 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 rear element of the extension will join the existing single storey rear addition, projecting 2 metres beyond the original rear elevation of the property and it is deemed the adjoining property to the south-east would not be affected by the proposal. It is also noted this property benefits from a single storey rear extension of a similar depth.
- 7.7 The width of the side extension is less than the limits for permitted development and there is a distance of 1.2 metres to the boundary with 10 Maylands Road. There is one window and roof light in the north-western elevation of the extension, and whilst there is a small obscurely glazed window in the south-eastern elevation of the neighbouring property, the existing garage which is to be demolished, is built up to the boundary. The new extension would be 1.2 metres from the boundary and the roof pitches away, minimising any perception of the development being overbearing. Furthermore, this property benefits from a two storey side extension and it is therefore judged the impact on this neighbour would be negligible.

(iv) Parking

- 7.8 Whilst there is no increase in the number of bedrooms at the property, the proposed removal of the garage would result in the loss of a parking space. Subsequently there will be a requirement for two 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.
- 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.

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/18/00974 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 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.
- 3 The development shall not be brought into use until a minimum of 2 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 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 08/000-001	Existing ground floor plan
Drg no. 08/000-002	Existing first floor plan
Drg no. 08/000-003	Proposed ground floor plan
Drg no. 08/000-004	Proposed first floor plan
Drg no. 08/000-005	Existing and proposed roof plan
Drg no. 08/000-006	Existing elevations plan
Drg no. 08/000-007	Proposed elevations plan
Drg no. 08/000-008	Location, block and parking plan

Reason: - To ensure provision of a satisfactory development.