

roof extension (with first floor window on the gable end), the construction of two side dormers (on the northern and southern roof slopes), and a small front roof dormer set centrally on the front roof slope.

- 3.3 The proposal includes the installation of permeable hardstanding and the creation of three parking spaces forward of the main dwelling.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2015
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments.

Councillor Gary Robinson

No comments.

Councillor Mark Inkster

No comments.

Portsmouth Water Company

The application and proposal is for a small development and does not present a risk to groundwater quality. Therefore we have no conditions to recommend.

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

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) Highways safety and 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 No visual amenity concerns are raised with the proposed single-storey rear extension due to its minor scale and the existing separation distances from the neighbouring side boundaries. The extension would be set to the rear of the subject dwelling and therefore would have no visual impact on the existing character of the streetscene.

7.4 The proposed rear roof extension would extend out in line with the existing height of the main roof and would not raise the overall ridge height. Two side dormers would be set upon the northern and southern roof slopes, both of which would incorporate appropriate set-downs from the ridge of the main roof at 0.6m, and set-backs from the main eaves of the dwelling at 0.7m. The proposed front dormer is minor in scale, subordinate to the side dormers and replicates the pitch angle/slope of the existing front gables.

Attention should also be drawn to a recent planning approval at 40 Maylands Road under planning reference APP/19/00811, which provided roof extensions, including the raising of the roof by 2.5m, and two large dormers on the front elevation. To meet the national government aims for the provision of 'lifetime' standard homes, the conversion and expansion of smaller dwellings on spacious sites is anticipated and actively encouraged.

Although a significant roof extension is proposed, the bulk of the extension would be positioned to the rear of the dwelling and would not dominate or compete with the scale of the existing host dwelling. Matching materials of white render with red roof tiles are also proposed.

7.5 The proposed development in its entirety would not result in any harmful visual impacts to the existing character of the streetscene, nor to the host dwelling. 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 2011). 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 With a gap of approximately 3.0m between the subject dwelling and the neighbouring single-storey dwellings to the north and south, it is considered that this separation distance would minimise any significant overbearing or overshadowing impacts from the proposed increase in roof bulk.

7.7 A single window would be set within the rear gable elevation which would introduce limited views to the rear private open space serving the neighbouring properties at No. 35 and No. 31 Maylands Road.

Although this type of 'backyard overlooking' is not currently a characteristic of the immediate locality which is dominated by chalet style bungalows, the proposed window is relatively small and would provide only oblique views. Both neighbouring boundaries are treated with 1.8m high close-boarded fencing, with thick vegetation running along the side boundary with No. 35. The extent of overlooking that would be available is not considered severe enough to warrant a refusal of the application. It is also noted that no neighbour objections were received in relation to the proposed development.

The rear boundary of the subject site is set approximately 23m from the proposed rear window and therefore it is considered that the rear gardens serving No. 20 and No. 22 Penhurst Road would not be subject to any direct overlooking.

- 7.8 An appropriate condition would be applied to any approval to secure the installation of obscure glazing to all four windows set within the side dormers to remove any perceived overlooking to the neighbouring properties No. 35 and No. 31 Maylands Road.
- 7.9 Consequently, it is considered that the proposal would not appear overbearing or lead to any significant overlooking and would have limited and acceptable impacts on the properties immediately adjacent to the application site and the properties opposite or to the rear. The application is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy 2011).

(iii) Highways safety and parking

- 7.10 The existing dwelling is a three-bedroomed property. The proposal development would result in a four bedroomed dwelling which would require the provision of a minimum of three onsite parking spaces in accordance with Havant's Car Parking SPD 2016.

The application proposes to retain the single garage building and serving driveway set within the rear garden. The front yard would also be turned over from the existing grassed area to a block paved driveway with on-site soakaway, to provide additional on-site parking for up to three vehicles. In addition to the three new spaces, it is also acknowledged that there are also a number of tandem parking spaces that could be accommodated along the existing driveway.

Though the proposed on-site parking would result in the loss of a single on-street parking space, the on-site parking would reduce the pressure of on road parking. A separate vehicular access application would need to be made to Council for a dropped kerb.

The level of parking on the site would result in four plus car parking spaces, which would exceed the requirement of Havant's Car Parking SPD 2016 and accord with Policy DM13 of the Havant Borough Core Strategy 2011. Most dwellings along Maylands Road have on-site parking forward of the dwellings, and the proposed creation of additional on-site parking for 33 Maylands would not raise any highway safety concerns or parking issues.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would not result in any visual impact to the existing character of the area. The development 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/21/00858 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:

Location Plan - registered 11 August 2021
Revised Block Plan - registered 07 October 2021
Existing Floor Plan - registered 11 August 2021
Proposed Ground Floor Plan - registered 11 August 2021
Propose First Floor Plan - registered 11 August 2021
Existing Elevations - registered 11 August 2021
Proposed Elevations - registered 11 August 2021
Site (and Parking) Plan - registered 11 August 2021

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, all windows in both southern and northern facing dormers shall be fitted with non-opening lights and 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.

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