
Site Address: 19 Maylands Road, Havant, PO9 3NR
Proposal: Demolition of garage and erection of two storey side extension, and extending of existing single storey rear extension.
Application No: APP/21/00723 Expiry Date: 31/08/2021
Applicant: Mr H Sanderson
Agent: Mr P Davey Case Officer: Selina Donophy
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, semi- detached dwellinghouse located on the west side of Maylands Road, Havant. The property has elevations formed from brickwork and painted pebble dash with projecting bay windows to the front elevation with tile hanging below. To the side is a detached garage linked by a wall to the property. Towards the front is a gravel driveway with parking space for vehicles.
- 1.2 The area is predominantly residential in character .

2 Planning History

None relevant

3 Proposal

Demolition of garage and erection of two storey side extension, and extending of 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

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

Comment	Officer Comment
No comments received	

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) Flood Zone
- (v) 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 proposal comprises a two storey side extension with a hipped roof and dimensions of approximately 3.3 metres width, a depth level with the existing rear elevation and a ridge height set just below that of the existing main roof. The front elevation would be set back behind the facade of the host property by approximately 0.5 metres and there would be a gap of approximately 1.3 metres retained to the side boundary. The two storey extension would follow the demolition of the existing garage and utility room to the side and would create a study located towards the front and towards the rear, storage space and a wc followed by an enlarged kitchen to the rear. The proposal would also include a single storey rear extension with a monopitched roof with a depth of approximately 2.7 metres, an eaves height of 2.8 metres and a width spanning the side extension. At ground floor level would be large bi-fold doors to the rear with 3 rooflights, to the side would be a window serving the wc and there would also be a window to the front serving the study. At first floor level would be a bedroom 3 to the front and a bathroom towards the rear- both rooms would be served by windows. Proposed materials include brickwork and render to match existing.
- 7.4 This proposal is deemed to appear generally subservient in relation to the host dwelling - the width would be relatively modest in scale, with the ridge line set down and front facade set back, albeit only slightly, in conjunction with the proposed scale this is deemed to be acceptable. The proposed two storey side extension roof would be hipped which is consistent with the character of the area, as many properties have retained the original hipped roof design. It is noted that many properties in the area also have been extended to the side at two storey level in a similar manner. Whilst there would be some loss of space to the boundary at first floor level, which is unfortunate, this is not judged to cause substantial harm to the general pattern of development to justify a refusal.
- 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 To the north of the application site is no 21 Maylands Road - this property is part of a pair and has a garage to the side which is sited adjacent to the shared side boundary. The proposed two storey side extension would be separated from the side wall of no 21 by approximately 5.5 metres and would not feature any windows at first floor level. The ground floor window would serve a bathroom and is not deemed to result in harmful overlooking. The proposed extensions would not result in overshadowing or overbearing impact to no 21.
- 7.7 To the south of the application site is no 17 Maylands Road. The proposals would be sited on the other side of the existing property so would result in no additional impact to the amenity of this property.
- 7.8 To the rear of the site is the side elevation of no 2 Brooklands Road - the extension would result in an additional bathroom window to the rear which is not judged to result in harmful overlooking.

- 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.

(iv) Flood Zone .

- 7.10 This application site is within Flood Zone 3 . Flood mitigation measures have been provided with this application stating that floor levels will not set below those existing and flood proofing measures will be incorporated where necessary.

(v) Parking

- 7.11 As a result of this proposal the total bedroom number will be increasing from 3 bedrooms to 4 bedrooms. As per the Havant Parking SPD a property of this bedroom number requires 3 parking spaces on site. A parking plan has been provided that shows 3 spaces could be provided at the front. The manouverability of these spaces does look fairly tight however on balance this is deemed to be acceptable.

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/21/00723 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:

Flood risk form uploaded on the 06.07.2021
Block plan uploaded on the 05.07.2021
Location plan uploaded on the 05.07.2021
Amended proposed elevations uploaded on the 23.07.2021
Amended proposed first floor plan uploaded on the 23.07.2021
Amended proposed ground floor plan uploaded on the 23.07.2021
Additional information- parking plan uploaded on the 14.07.2021

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.