
Site Address:	7 Maylands Road, Havant, PO9 3NP		
Proposal:	Two storey side extension.		
Application No:	APP/21/00519	Expiry Date:	30/06/2021
Applicant:	Mr Rob Derry	Case Officer:	Denise Sheath
Agent:			
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling, constructed with red multi brick with white pebble dash render to all first floor elevations, the property benefits from a detached single storey garage, the boundary treatment to the front of the property is a white wooden picket style fence approximate 1m in height. The rear of the property is set on higher ground than the dwellinghouse with a laid to lawn rear garden and 1.8m close boarded fencing to all rear and rear side elevations. The property is set back on slightly higher ground than the highway to the front of the property.
- 1.2 The properties along the streetscene are of varying styles of two storey dwellings with garages.

2 Planning History

APP/18/00994 - Single storey rear extension following demolition of existing conservatory; demolition of existing garage; erection of replacement garage; alterations to fenestration. PERM,06/12/2018
APP/19/00560 - Application for non-material change to Planning Permission APP/18/00994 relating to re-positioning of bi-fold doors to proposed rear elevation, glazed gable above bi-fold doors and velux roof windows. Change the roof of the single storey extension from a hipped roof to a gable end roof design.
PERM,03/07/2019

3 Proposal

Two storey side 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water requires a formal application for any connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following

link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 21

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

(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 following demolition of the existing detached single storey garage, the proposal would be visible from the public realm, with the property being around 6 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. Although the proposed extension does not conform with the supplementary guidance, many of the properties have carried out similar development which also do not comply with this criteria it is therefore considered that the proposal would not be out of keeping with the existing streetscene.

7.4 The extension follows the front building line with a width of 5.250m, and depth of 6.950m which would be in line with the original rear elevation, the proposed eaves height will be the same as the existing property at 6.3m with a hipped roof with a ridge line the same height as the existing property 9.2m. There will be a 1.5m gap between the side elevation of the extension and the property boundary. The materials to be used in the construction of the development will match the existing materials on the property, this would limit the impact upon the streetscene and character of the area.

7.5 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.

7.6 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

7.7 The proposed two storey extension is to the north western elevation of the property, situated approximately 1.5 metres from the property boundary and 2.5m from the side facing elevation of No.9. There are no new windows or door proposed in the side

elevation of the extension facing No.9, with no windows or doors within the side elevation of No.9 which would be facing the proposed extension. A perception of overlooking could be perceived from the additional windows at first floor elevation of the extension to the rear, a degree of overlooking already exists from the existing first floor windows and it is judged the new windows would not result in any unacceptable degree of additional overlooking to the amenity area of the neighbouring properties. It is therefore considered the impact upon this neighbouring property would be limited and acceptable.

- 7.8 The proposed extension would have a distance of approximately 20m from the rear boundary, the rear boundary adjoins the driveway entrance to No. 10 The Dell which is set back 47m from the driveway entrance, there are high trees within this neighbouring boundary. It is therefore considered any impact would be minimal and acceptable.
- 7.9 The proposed extension would not be readily visible to the adjoining neighbouring property (No.5) due to the location of the extension to the side north-western elevation. It is therefore considered that any impact upon this neighbouring property would be acceptable.
- 7.10 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

- 7.11 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). The ground floor area of the proposed extension is to be used as a garage, a condition is recommended to ensure that 3No. spaces are provided and retained 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/21/00519 subject to the following conditions

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- 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:

Application Form - Received 05 May 2021

Location Plan - Received 05 May 2021

Proposed Block Plan - Received 05 May 2021

Existing Floor Plans and Elevations - Received 05 May 2021

Proposed Floor Plans and Elevations - Received 05 May 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 The development shall not be brought into use until a minimum of 3 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.