
Site Address: 73 Mitchell Road, Havant, PO9 3QA
Proposal: Proposed alterations to existing side extension, providing additional space to existing first floor and raised roof height.
Application Type: Full Planning Permission
Application No: APP/24/00511 Expiry Date: 28/08/2024
Applicant: Mr Bloomer
Agent: Case Officer: Josephine Lacey
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

73 Mitchell Road, Havant, is a semi-detached dwelling on the west side of Mitchell Road. The roof is pitched. There is a two storey side extension to the south of the main dwelling. The roof is concrete plain tiles and the elevations are facebrick. To the front, within the extension is a window and rooflight. To the rear is a window and a small rear dormer. The extension extends slightly beyond the front elevation and further beyond the rear elevation. The eaves of the extension are single storey. There is a conservatory to the rear. To the front is a hardstand driveway with low brick boundary walls, and to the rear is a garden.

2 Planning History

98/63870/000 - Single/rear extension to include provision of rear dormer. Canopy to front, PERM,15/04/1999

3 Proposal

Proposed alterations to existing side extension, providing additional space to existing first floor and raised roof height.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

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: 8

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

- (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

7.4 The proposal is for alterations to the existing side extension, providing additional space to existing first floor and raised roof height. The proposal would be visible within the streetscene. It would be similar to the existing side extension from the front view, but would be to a greater ridge height, approximately 0.25m lower than the height of the main dwelling's roof ridge. It would be approximately 0.6m less wide than the existing main dwelling, with 0.3m step back at the front and rear elevations.

- 7.5 There would be no additional side windows, a new first floor front window and first floor rear window.
- 7.6 As the roof would be pitched, it is considered in keeping with the surrounding area, within which most dwellings have pitched roofs. The proposed materials would be to match existing with additional horizontal Cedar board cladding to the front elevation of the first floor of the extension, which is considered acceptable.
- 7.7 It is considered that the proposal would be in keeping with the surrounding area and subservient to the main dwelling.
- 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 To the south is No.71 Mitchell Road. The north elevation of this neighbouring dwelling would be 5.6m from the proposal. As No.73 is to the north, the proposal would cause limited and acceptable loss of light. Any loss of outlook is also considered limited and acceptable in this setting. There would be no new windows facing this neighbouring dwelling, so privacy would not be adversely impacted. Furthermore, it is not considered to be overbearing.
- 7.10 To the north is No.75 Mitchell Road. The proposal would not extend past the roof or front or rear elevations of the main dwelling, meaning that there would be unlikely to be any impact on light, outlook or privacy to this neighbouring dwelling, and it would not be overbearing.
- 7.11 To the east across the public realm is No.48 Mitchell Road. Due to the approximate 23m distance between these dwellings and that the existing context is similar to the proposal, there would be limited and acceptable impact on this dwelling as a result of the proposal in terms of light, outlook and privacy. It is not considered to be overbearing on this dwelling.
- 7.12 To the west at the rear is No.27 Littlepark Avenue. This dwelling is unlikely to be impacted in terms of light, outlook and privacy, and the development is not considered to be overbearing due to the 35m distance between the rear elevations.
- 7.13 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00511 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:

Uploaded 04 July 2024	73/02	PROPOSED FLOOR PLANS
ELEVATIONS 3D VIEW SITE SECTION		
Uploaded 03 July 2024		BLOCK PLAN
Uploaded 03 July 2024		LOCATION PLAN

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 or be as shown on the approved plans and details.

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.