
Site Address: 23 The Mallards, Havant, PO9 1SS
Proposal: Infill extension to front ground floor, single storey rear extension and proposed new cladding at rear elevation following demolition of existing conservatory. Alteration to fenestration.
Application Type: Full Planning Permission
Application No: APP/23/00815 Expiry Date: 27/12/2023
Applicant: Mrs Holden
Agent: Mr McIlveen Case Officer: Ikrame Essalih
 Apple Tree Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 23 The Mallards, Havant is two-storey detached dwellinghouse with a detached garage at the front south side and a rear conservatory linked to a patio. The house is constructed in red facing bricks with rustic red tile hanging at front and rear elevations at first floor level and brown concrete roof tiles. At front elevation, a single flat roof dormer while the garage's gable roof is attached to the main dwellinghouse roof at ground floor level forming a covered passage to the rear garden of the property. The rear area comprises of a gently sloped garden towards the west where the Lavant Stream is passing through.
- 1.2 The front area comprises of an open paved space allowing for approximately two car parking spaces while the boundary treatment at the rear is defined by wooden fences on the south and north sides and a stream bordered by mature hedging and trees from the west and north sides.
- 1.3 The property is located at the end of a cul-de-sac and the surrounding area is mainly residential with properties of similar design, style and height.

2 Planning History

09/73886/000 - Change of use of land to the west of No. 23 The Mallards on the west of the stream, to residential amenity space, including ranch style fencing of between 1-1.25m in height., PERM,17/12/2010
GEN/16/01282 - History Search and advise whether retrospective planning is needed?, 09/12/2016 11:58:56
APP/17/00045 - Application for certificate of lawfulness relating to existing rear conservatory., REF,06/03/2017

3 Proposal

The proposal comprises the demolition of the existing rear conservatory followed by the erection of a single storey flat roof rear extension and an infill front extension at ground floor level. The proposed development also involves alterations to the existing fenestration at rear elevation.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Environment Agency

Conclusion: **No Objection**

Langstone Harbour Board

No comments received.

Southern Gas Network

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.	N/A

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 risk

(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 proposed development consists of multiple works including the demolition of the existing rear conservatory to be replaced by a single storey flat roof rear extension with proposed new cladding to inclusively cover first floor rear elevation, the construction of an infill front extension at ground floor level and alteration to windows at rear and front elevations. The rear extension would form an enlargement to the kitchen and sitting area while adding a dining area in the centre, and would be flush with the rear elevation with 11.5 metres of width, approximately 3.3 metres eaves height and protruding by 4 metres from the rear elevation with the south half of it set back by approximately 1.85 metres from the proposed rear building line. The side elevations of the proposed extension would be constructed in brickwork matching the existing while the rear elevation would incorporate a terracotta tile cladding mix close in shade to the existing materials within the area. These works are considered to be in keeping with the main dwellinghouse and the character of the area.

- 7.4 The front extension would be infilling the currently recessed entrance with a width of approximately 4.3 metres incorporating a new door and an enlarged window and roof light to serve the new study. The extension would be constructed in brickwork matching the current one in the property and the door and windows would be of similar materials to the existing. It is noted that approximately two thirds of the main dwellinghouse front elevation is currently screened by the detached garage at the front which also provides a visual barrier by dint of its forward position vis-à-vis the entrance to the house and at the end of the cul-de-sac. Therefore, the proposed works would result in a limited and acceptable visual impact on the character of the dwellinghouse and streetscene.
- 7.5 The proposed fenestration alteration at the rear elevation would involve a change of design, materials and an enlargement of an upper floor window. The new frames would be a dark anthracite aluminium which would be matching with the other windows at the property. The proposed windows' design would be in coherence with the contemporary bi-folds rear door of the new single storey rear extension. All windows dimensions and height from ceiling would be maintained while the south one would be converted to a full-length window. These works are considered of acceptable design and would not be out of context of the main dwellinghouse.
- 7.6 Considering the existing property location and current design as well as the neighbouring area, it is deemed that the proposed works are appropriate for purpose and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, responding to the requirements of Havant Borough Design Guide SPD and Policy CS16 of the HBLP Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.7 At the front of the property, the proposed infill front extension would be mainly screened from the main road and only visible to the immediate closest neighbouring properties and from a couple of vantage points within the streetscene. It is noted that property at No. 29 has a blind side façade facing the main elevation of the application site and property at No. 27 is positioned at an angle where its closest window to have a potential viewpoint on the proposal is on the upper floor and located at approximately 14 metres from the proposed infill extension. Furthermore, the proposed extension and fenestration alteration at the rear would mainly be screened from these properties. Therefore, it is considered that the proposed extensions and alterations would not result in an adverse impact to these neighbouring properties.
- 7.8 To the south and north sides, are located respectively property No 21 and No.25. By dint of the property position and the existing detached garage, the proposed infill front extension would be completely screened from these properties and therefore would not result in any impact. As for the rear extension, being a single storey with a flat roof and considering the existing fencing and trees on both sides of the property as well as the protruding distance of the existing rear extension at the adjacent property No.21, it is considered that the extension would be mainly screened and would not result in a harmful impact of overshadowing, overbearing or loss of daylight or outlook to these adjacent properties.

- 7.9 As for the fenestration, it is noted that all windows would remain at the same position with the exception of the furthest one to the south to be altered to a full-length window by dropping its stool height to floor level. Considering that the height-to-ceiling of the altered window would not be changed and by dint of the large rear garden, the existing tall trees and mature hedging at the rear boundary as well as the boundary wooden fencing and neighbouring rear extensions, it is considered that the level of outlook would not be materially different from the existing one at the property and therefore would be acceptable.
- 7.10 To the west rear side, it is noted that the residential amenities within the area are located at a sufficient distance to avoid any impact resulting from the proposed works.
- 7.11 Considering all the above, it is considered that the different parts of the proposed development would have a relatively limited to no impact on the residential amenity of the neighbouring properties. In conclusion, the proposal does not appear overbearing or lead to loss of privacy, sunlight or view, or result in overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk

- 7.12 The site is located within Flood Zone 2 and 3. The proposal includes a rear extension, an infill front extension and alteration to fenestration at first floor level. A flood risk assessment form has been submitted by the applicant confirming that appropriate mitigation measures have been considered. Based on the submitted plans and provided information, it is deemed that the proposal would not result in an increase of flood risk meeting the requirements of Policy CS15 and Policy DM9 of the HBLP (Core Strategy).

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00815, 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:

SHEET 1 REV 6	EXISTING AND PROPOSED GROUND FLOOR PLAN
SHEET 2 REV 2	PROPOSED ROOF PLAN
SHEET 3 REV 4	EXISTING AND PROPOSED REAR AND SIDE ELEVATIONS
SHEET 4 REV 1	LOCATION, BLOCK AND EXISTING AND PROPOSED FRONT ELEVATIONS
FLOOD RISK ASSESSMENT FRA	
AGENT EMAIL RE PROPOSED MATERIALS	

Reason: To ensure provision of a satisfactory development.

- 3 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.