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|-----------------|---------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 9 Jessie Road, Havant, PO9 3TH                                                  |               |                |
| Proposal:       | Two storey side extension and a single storey rear extension with a pitch roof. |               |                |
| Application No: | APP/20/00771                                                                    | Expiry Date:  | 27/10/2020     |
| Applicant:      | Mr & Mrs Mitchinson                                                             |               |                |
| Agent:          | Mr Rosenthal                                                                    | Case Officer: | Selina Donophy |
|                 | Rosenthal Design Services Ltd                                                   |               |                |
| Ward:           | Barncroft                                                                       |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 This application site is a two-storey end of terrace dwellinghouse located on the north side of Jessie Road, Havant. This property is of brick construction, with a hipped, tiled roof and is sited on a corner plot, adjacent to the junction with St Michaels Road. To the side of the property is a single storey extension set off slightly from the side curtilage and a low brick wall surrounds the property to the front and side boundary, stepping up into a 1.8 metre fence towards the rear. At the rear of the site is a detached garage.

Due to coronavirus it was not possible to undertake a site visit in this instance, therefore this recommendation has been made with the aid of photographs supplied by the applicant.

## **2 Planning History**

04/69675/000 - Conservatory to side (east) elevation, REF, 26/08/2004  
04/69675/001 - Single storey extension to side (east) elevation. Revised Submission., PERM, 04/01/2005  
50/00892 - for the erection of dwelling houses and the installation of roads and sewers, UNK, 08/05/1950

## **3 Proposal**

Two storey side extension and a single storey rear extension with a pitch roof.

## **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)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Councillor Pamela Crellin - Barncroft**

No comment

**Councillor Yvonne Weeks - Barncroft**

No comment

### **Developer Services, Southern Water**

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

To make an application visit: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) 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](https://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 3 of the Building Regulations:

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

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://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](https://southernwater.co.uk) by email at:

[SouthernWaterPlanning@southernwater.co.uk](mailto: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: 7

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) Parking
- (v) CIL

(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 and single storey extension to the rear. There is an existing single storey extension to the side of the property which comes flush with the principal elevation wall - this proposal would create an additional floor above that, with a two storey extension towards the rear, as the single storey extension currently only has a depth of approximately half of that of the main property. The two storey element would come level with the existing rear wall and also level with the existing single storey side extension in width and would form a hipped roof. It would form a gym at ground floor level featuring a window to the side elevation. At first floor level would be a master bedroom with a front and rear elevation window, with an ensuite to the rear served by an obscured window on the rear elevation.

7.4 At ground floor level there is currently a conservatory and extension. These would be replaced with the single storey rear extension as proposed. This would have a depth of approximately 2.5 metres, a width spanning approximately 9 metres and a height of approximately 2.4 metres to eaves level, with a monopitched roof. This space would create a utility room to the rear with a door and window on the rear elevation as well as an increased living area, with bi-fold doors leading out onto the rear garden and 3 rooflights.

7.5 Due to the corner plot location, much of this proposal would be readily visible from the public realm. The Havant Borough Design Guide stipulates design criteria relating to

two storey extensions - and this criteria relates to the creation of a subservient appearance which could be achieved with the setting back of the principal elevation. In this case it is judged that the side extension, with an approximate width of 3.2 metres is generally modest in size, partly set above the existing single storey side extension. The roof slope proposed is in keeping with the existing hipped roof, a roof style which is also widely reflected in the surrounding buildings and although the building line would come close to the corner boundary, the road is fairly wide, with the pub and pub car park set off the boundary to the east allowing for an open streetscene. Materials proposed include brickwork to the elevations to match the existing elevations as well as roof tiles to match the tiles used on the existing roof slope.

- 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 To the west of the application site is the attached property, no 7 Jessie Road. The proposed rear extension would be set close to the shared boundary with no 7, with an increased eaves height of approximately 0.5 metres. Although it is noted the current conservatory retains a gap to the boundary, the current proposal would be reduced in depth and the impact upon no 7 is not judged to be increased from the existing relationship.
- 7.8 The window proposed to the side (east elevation) at ground floor level would have views out over St Michaels Road and the additional first floor rear window serving the bedroom is not judged to overlook properties to the north along St Michaels Road.
- 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) Parking

- 7.10 The proposals would result in 4 bedrooms at the property. It is noted that there were already 4 bedrooms in existence. Photographs have been supplied showing the existing parking allocation on site, as there is no net increase in bedroom number, this allocation is judged to be acceptable.

(v) CIL

- 7.11 The resulting additional floorspace would not equate to above 100 square metres and therefore this is not CIL liable.

## **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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00771

(A)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:  
  
Existing and proposed floor plans and elevations received on the 14.09.2020  
Location and block plan received on the 14.09.2020  
  
**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.