
Site Address: 37 Muccleshell Close, Havant, PO9 2HR
Proposal: Demolition of existing side extension and construction of new two storey side extension.
Application Type: Full Planning Permission
Application No: APP/23/01024 Expiry Date: 19/01/2024
Applicant: J Stevens
Agent: Mrs Reza Igbal Case Officer: Josephine Lacey
Arkiplan Architectural Ltd
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

37 Muccleshell Close, Havant, is a two-storey semi-detached end of terrace house. The elevations are brick with three uPVC windows within the front elevation; two first floor windows serving a bedroom and a bathroom and one downstairs window serving the kitchen. There is also an existing single storey side extension with a set of uPVC french doors and a window within the front elevation. The roof is pitched with a red roof tile. There is a single window in the side elevation on the first floor above the existing single storey side extension. The rear elevation consists of a bay window with uPVC french doors on the ground floor, as well as french doors serving the single storey side extension. There are two windows on the first floor serving a bedroom. The houses within the terrace and opposite are of similar design.

2 Planning History

54/03141 - Outline for layout of roads and plots for the erection of 566 dwellings, UNK, 31/08/1954

3 Proposal

Demolition of existing side extension and construction of new 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)

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 Alex Rennie

No comments received.

Councillor Richard Stone

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: 18

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

- 7.3 The proposal consists of demolition of the existing single storey side extension and replacement with a two storey side extension. The proposed extension would be 7.3m in height; 0.2m lower than the existing dwelling, and approximately 3m in width, with a depth of 6.54m, set back from the existing dwelling by 0.3m. The eaves height would match the original dwelling, with a height of 4.89m. These dimensions signify that the proposed extension is subservient to the main dwelling. Within the front elevation, there would be an obscure glazed window in the ground floor serving a bathroom, and a window in the first floor serving a bedroom. There would be no windows within the side elevation. Within the rear elevation, there would be a first floor window also serving a bedroom. The proposed materials would be to match existing. This is considered subservient and in keeping with the main dwelling, and is further considered to have no adverse impact on the character of the area.
- 7.4 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

- 7.5 The proposal would be immediately adjacent to part of the boundaries with the rear of the gardens of No.35 and No.36 Muccleshell Close to the southwest. The proposal would be immediately adjacent 4m along the boundary with No.36 which is 9m in total, and 2.5m along the boundary with No.35, which is 7m in total. This means that there would be some impact on outlook, but it would not be detrimental, as neither rear garden is wholly adjacent to the proposal. There would be approximately 13m between the side of the proposal and the rear of No.36, and approximately 15m between the side of the proposal and the rear of No.35. There would be limited and acceptable impact on light to the rear gardens and the rear of these two dwellings, and no loss of privacy as there would be no windows within the elevation facing these dwellings.
- 7.6 To the northeast, opposite the application site is No.6 Muccleshell Close. There would be approximately 25m between this dwelling and the proposal; therefore, there is unlikely to be any detrimental impact on light, outlook or privacy due to this distance.
- 7.7 To the northwest, adjacent to the application site is No.38 Muccleshell Close. The proposal will not be visible from this dwelling as it is on the opposite side, and does not protrude from the building line, meaning that there is not likely to be any impact on light, outlook or privacy to this neighbouring dwelling.
- 7.8 Opposite the rear of the application site is No.14 Adhurst Road. There is 20m between the rear of the proposal and the rear of this dwelling. It is unlikely that there would be any detrimental impact on light, outlook or privacy due to the distance, and that there are already first floor windows facing each other at the same distance.
7. 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/23/01024 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:

19 Dec 2023	D01 REV 2	LOCATION PLAN - EXISTING
AND PROPOSED BLOCK PLAN		
19 Dec 2023	D03 REV 2	PROPOSED FLOOR PLANS
19 Dec 2023	D05 REV 2	PROPOSED ELEVATIONS
19 Dec 2023	D06 REV 2	PROPOSED SECTION A-A

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.