
Site Address:	14 The Mallards, Havant, PO9 1SS		
Proposal:	First floor extension over existing garage.		
Application No:	APP/15/00722	Expiry Date:	07/09/2015
Applicant:	Mr M Aston	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	David Eaves
	Derek Treagus Associates		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site is located within an estate of properties of similar design. No 14 is a two storey dwelling with orange/pink brick, flat brown concrete tiles and tile hanging. To the front of the property is a lean-to roof which links to a pitched roof garage which is prominently sited. This design is similar to a number of other properties in the estate.

The property is prominent in the street scene where there are views looking north from the road over a distance and there is another view along the road from the west.

2 Planning History

No recent planning history.

3 Proposal

The proposal is to extend the existing property by adding a first floor projecting forward from the main roof of the dwelling over the existing single storey garage. This would be a full height two storey addition to the front of the property. The extension would be tile hung and the ridge line would be slightly below the existing ridge line.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Council Borough Design Guide Supplementary Planning Document
December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

No consultations have been carried out in this case.

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: 6

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) Impact upon the streetscene/character of the area
- (iii) Impact upon residential amenity
- (iv) Car parking

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria considered below.

- (ii) Impact upon the streetscene/character of the area

The proposed addition to the front of the existing dwelling at first floor level to this prominently sited building would be visually dominant in the street scene and would be the most prominent feature on the dwelling itself.

The Havant Borough Design Guide provides specific guidance in relation to front extensions as follows:

Front extensions should not protrude too far forward from the main building, or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations. Two storey front extensions will only be acceptable where the building is set well back from the street.

It is considered that the extension would due to its siting design and form would be a

overly dominant feature in the street scene. This would be particularly noticeable in views from the south along The Mallards and also from the west where the depth of the first floor addition would be particularly noticeable.

It is important to note that the properties on the estate are generally similar in design with many properties including a low garage building to the front. This element is a feature of the estate and it is considered that the front garages are acceptable because they are not visually dominant and the main houses set further back in the street scene are the dominant element. The current proposal to add a storey above the garage would be overly dominant and would be the most prominent feature on the dwelling when viewed from public vantage points. It is considered that the addition would detract from the character and appearance of the existing building.

As there are numerous other properties with similar front garages, the extension if permitted would also set a precedent for other similar proposals which the Local Planning Authority would find difficult to resist. The cumulative impact of such additions would alter the character of the estate to the harm of the visual amenities of the area.

(iii) Impact upon residential amenity

In terms of the impact on neighbouring residents, the main impacts are considered to be to No's 10 and 16 The Mallards, properties to the south (5 and 8) being set well off the extension and across the road.

The extension is set off No.10 with only 1 first floor corridor window facing, it is considered that any impact from the extension to this property would be limited and acceptable.

No.16 is set off the extension with the driveway to No.12 between the two properties. There would be one additional window to a bathroom facing, however this would be obscure glazed to prevent overlooking. It is considered that the addition would not result in an unneighbourly relationship with No.16.

(iv) Car Parking

Car parking could be provided for 3 cars and this would meet the Councils adopted car parking standards.

8 Conclusion

In conclusion, the proposed development would be harmful to the character and appearance of the area and overly dominant in the streetscene. The extension would also dominate the dwelling and set a precedent for similar development in the estate which would further erode the character of the area. A refusal of planning permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00722

(A) for the following reason

- 1 The proposed extension to this prominently sited building would by reason of its siting, height, mass, bulk and design be unduly dominant in the street scene particularly when viewed from the south and west and would be harmful to the existing character and appearance of this part of The Mallards estate. Furthermore the extension at two storey height to the front of the main dwelling would dominate the existing building detracting from the buildings existing design and form. The Mallards includes a number of dwellings with front garages of a similar design and it is considered that if this proposal were to be permitted it would set an undesirable precedent for further similar proposals which cumulatively would further harm the character and appearance of the estate. The proposal therefore conflicts with the policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.