

Appeal Decision

Site visit made on 13 January 2016

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20th January 2016

Appeal Ref: APP/X1735/D/15/3136287

14 The Mallards, Langstone, Havant, PO9 1SS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Aston against the decision of Havant Borough Council.
 - The application Ref APP/15/00722, dated 22 June 2015, was refused by notice dated 7 September 2015.
 - The development proposed is first floor extension over existing garage.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a detached two storey house in a location which is highly visible from the entrance to the cul-de-sac to the south and along the street from the west. It has a double garage prominently sited in front of it, close to the footpath. Its design is typical of many of the other properties in The Mallards, grouped around a small residential estate road.
 4. I consider that the design of the proposed first floor extension is such that it would detract from the appearance of the existing house and the street scene because of its height, massing and prominent siting at the front of the building. The garages sited to the front of many of the houses in The Mallards are already very prominent in the street scene and to some extent, in my view, are a distraction from the detailed design of the houses themselves. The provision of a bulky addition over this garage would emphasise the situation to the detriment of the overall balance and appearance of the house.
 5. Policy CS 16 of the Havant Borough Local Plan (Core Strategy) 2011 (the local plan) requires development to be designed to a high standard, taking account of matters such as height and massing. The Havant Borough Supplementary Planning Document *Design Guide* 2011 (the SPD) advises that two storey front extensions will only be acceptable where the building is set well back from the street. I consider that the SPD carries weight because it provides specific
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advice to ensure a high standard of design in accordance with the National Planning Policy Framework.

6. I accept that the appellant wishes to improve the level of accommodation in the house for a growing family and I note that the use of tile hanging would reflect a characteristic feature of other houses along the street. I have also taken account of the similar extension at 2 The Mallards. In my opinion, the latter has a somewhat bulky and top-heavy appearance, which is emphasised by the tile hanging. In this case, the house is located close to the entrance to the street, and the impact of its extension is to some extent mitigated because it presents the side elevation to the street. However, I consider that a similar extension as proposed at No. 14 would appear as a prominent and incongruous feature in the street scene.
7. The Council has expressed concern regarding the possibility of setting a precedent for further development of a similar nature to this proposal. While it is an established planning principle that each case is determined on its merits, allowing this appeal would make it difficult for the Council to resist similar proposals. I consider that, if this were to happen, it would have an adverse cumulative effect which would harm the character of The Mallards.
8. I conclude that the proposal would harm the character and appearance of the existing house and of the street scene in general because of its height, massing, siting and materials. It would be contrary to local plan policy CS16 and the guidance in the SPD.
9. For the reasons given above, and having regard to all matters raised, the appeal is dismissed.

PAG Metcalfe

INSPECTOR