
Site Address:	61 Mitchell Road, Havant, PO9 3QA		
Proposal:	Two storey side extension.		
Application No:	APP/16/00405	Expiry Date:	14/06/2016
Applicant:	Miss K Edwards		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with an attached car port/shed. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front, a drive and grassed area. There are hedges to the northern and southern boundaries and a dwarf wall and hedge to part of the front (eastern) boundary. The rear garden comprises decking with a raised grass area and a large outbuilding adjacent to the rear boundary. It is enclosed by fencing ranging in height from 1.6 metres to 1.8 metres.
- 1.2 The adjoining two storey semi-detached property is to the north, two storey end of terraced properties are to the south and opposite and the rear garden of a property in Littlepark Avenue is to the west (rear). The area is of medium density with a mixture of two storey semi-detached and terraced properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

Two storey side extension, following the demolition of the existing garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no adverse comment to this application. I suggest the planning Authority ask for three car parking spaces.

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: 5

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) Appropriateness of design and impact on the streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed extension would be visible from the public realm, the property being around 5.8 metres away from the highway. For extensions such as this, there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey side extensions should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 Whilst the proposal is to be built up to the southern boundary, it is to replace the existing car port and shed and there would be no increase in the footprint of the property. The existing distance between the southern elevation of the application site and the northern elevation of the neighbouring property is approximately 6 metres and this would be maintained between the two properties following the construction of the extension. It is therefore judged the extension would not appear cramped in relation

to the neighbouring property to the south or the existing streetscene. In this particular case it is considered there would be no merit in reducing the height of the ridge and that the impact on the streetscene would be more conspicuous if the proposal were to be set back from the existing front building line. The extension is judged to be subservient to the main dwelling by virtue of the proposed width and it is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.5 The proposed two storey extension is to the southern elevation of the property, adjacent to the property boundary and does not extend beyond the front or rear elevations of the existing property. There are no side windows in the extension and whilst it is recognised the development would result in a generous addition to the original volume of the property, the retained 6 metre distance between the properties is considered to be acceptable. Although there are windows in the northern elevation of the neighbouring property at number 59 Mitchell Road, it is deemed the extension is far enough away for any impact to be negligible.
- 7.6 The properties to the rear are in excess of 25 metres away from the rear boundary of the application site and it is judged would not be adversely affected by the proposal.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00405 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 Compulsary Purchase Act 2004.
- 2 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.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan Ref - p2b/75516/105330

Proposed block plan Ref - b90b/75516/105327

Proposed parking plan

Drg No. Edwards 01A Existing and proposed elevations, floor and roof plan

Reason: - To ensure provision of a satisfactory development.