
Site Address:	52 Mitchell Road, Havant, PO9 3QB		
Proposal:	Proposed two storey side and single storey rear extension.		
Application No:	APP/15/00362	Expiry Date:	19/06/2015
Applicant:	Mr Armitage	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey semi-detached dwelling of brick and concrete tile construction. The dwelling has a flat roofed detached garage to the side with hardstanding in front and vehicular access on to Mitchell Road.

The surrounding area is residential in nature comprising largely of two storey post war housing.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey rear extension and two storey side extension following the demolition of the existing single storey detached garage at the side. The two storey extension would have an integral garage, with the proposal showing an extended parking area to the front of the extension.

Amended plans have been submitted showing the two storey side extension to have a reduced ridge height and to be set back from the existing front elevation so as to provide a subservient addition.

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

AL1 (Presumption in Favour of Sustainable Development)

Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection - subject to a condition for the retention of two car parking spaces and cycle facilities to accord with HBC Parking Standards

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: 11

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

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

(ii) Impact on neighbour amenity

The proposed two storey side extension would be set in from the side boundary by 1m, with a rear to flank distance with the dwelling to the north of 16.5m. The existing front to front distance between dwellings along Mitchell Road of 22m would be retained. The only window in the flank wall of the two storey extension is a ground floor window to the garage.

It is considered that the separation distances between the two storey extension and neighbouring dwellings is such that the development would not result in harm to neighbour amenity. The natural screening provided within the gardens of the surrounding neighbours adds further protection to neighbour amenity and screening from the proposal.

The single storey rear extension is set 1.1m in from the shared boundary with 50 Mitchell Road. The extension would have a pitched roof, with an eaves height of 2.9m, a ridge height of 3.3m and depth of 5.3m. It is considered that the extension is of an

appropriate scale, with the set back from the boundary reducing the impact the extension may otherwise have on the adjoining neighbour. Further the existing boundary screening and space afforded to the rear garden areas of dwellings along this side of Mitchell Road ensures that the development would not cause unacceptable harm.

It is therefore considered that the site characteristics, level of boundary screening and separation distances between neighbours would combine to prevent any unacceptable harm to the residential amenities of adjoining properties by reason of overbearing effect, overshadowing, loss of light, loss of privacy or overlooking. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The single storey side extension would not impact on the general character and appearance of the area from the public domain. However it is considered to be of an appropriate scale and design and is therefore suitably integrated with the host dwelling.

The two storey side extension has been revised to provide a reduced ridge height and set back from the existing front elevation. These changes ensure that the two storey additional now complies with the Council's Design Guide.

The two storey extension now represents a suitably subservient addition to the host dwelling and is respectful of the existing built form and design of the dwelling and general residential area. It is therefore considered that the development would respect the existing character and appearance of the area and would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00362

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250

Block Plan 1:500

Car Parking Detail Plan 1:50

Drawing 8005:15:2 Rev.B (amended plan received 18th June 2015)

Reason: - To ensure provision of a satisfactory development.