
Site Address: 75 Newbarn Road, Havant, PO9 3PY
Proposal: Construction of single storey side extension and conversion of loft into a habitable space.
Application Type: Full Planning Permission
Application No: APP/23/00073 Expiry Date: 28/03/2023
Applicant: Mr Hunter
Agent: Loretta Taylor Case Officer: Denise Sheath
 Thorns - Young Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

75 Newbarn Road, Havant, is a detached bungalow constructed with red/brown brick the property has a tile hung roof. The front of the property has a hardstanding with the availability of parking vehicles as well as an attached single storey flat roof garage to the north side elevation of the property. The property is laid to lawn to the south western side elevation, rear elevation and partially to the front elevation. There is small patio area located at the rear of the bungalow. The boundary treatment to the rear consists of 1.8m close boarded wooden fencing, with an approximate 1m-1.5m brick wall to the front and south western elevations and a 1.8m hedge boundary to the northern side elevation. The front entrance to the property is a block paved area leading to the garage and steps to the entrance of the property.

2 Planning History

None relevant

3 Proposal

Construction of single storey side extension and conversion of loft into a habitable space.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 7

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 character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(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 is for a side extension to the south western elevation of the property. The proposed extension would have a 5m width, a 10.1m depth, an eaves height of 2.5m with a maximum height of 5.7m. The proposed extension would include the conversion of the loft into an additional bedroom and dressing room area. The roof alterations to the existing property include extending the existing roof ridge by 9.3m. The extension will alter the roof partially from a hipped roof design to a pitched roof with a gable end to the south west elevation, and an addition of a hipped roof design to the front elevation to match the existing front roof design. Other alterations include 1No. roof light to the front elevation roof slope, with 3No. rooflights to the rear elevation roof slope, a window is proposed to the gable end which will serve the new bedroom. Although the proposal is large in scale it is considered it can be comfortably accommodated within the application site and would not appear overbearing or have a harmful visual impact within the streetscene.

7.4 The proposed material to the existing dwelling and proposed extension will include the introduction of white render to all elevations, the proposed roof tiles will match the

existing dwelling. It is noted the property is positioned on a corner plot within the streetscenes of Chestnut Avenue, Littlepark Avenue and Newbarn Road. These streetscenes include a mixture of pallets and materials. It is therefore considered the introduction of render to the property would not have a harmful visual impact upon the character of the streetscenes.

- 7.5 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

- 7.6 The proposed alterations would be a significant distance to the properties located to the front (No.s 110, 112 and 114 Newbarn Road), rear (No.2 Chestnut Avenue) and the south western side elevation (No.1 Little Park Avenue & No.1 Chestnut Avenue) that the proposal would not create any overshadowing or be overbearing in nature. Any additional windows proposed within the south western side elevation, front and rear roof slopes would look on to the frontages of these properties which are already visible from the public domain. It is therefore considered the proposal would have a limited and acceptable impact upon these neighbouring properties.
- 7.7 The proposed extension would not be readily visible to the neighbouring property to the northern elevation (No.77 Newbarn Road) due to the extension location at the south western side elevation of the application site. It is therefore considered the proposed extension would have a limited and acceptable impact upon this neighbouring property.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(iv) Parking

- 7.9 The proposal would create an additional two bedrooms at the property taking the property from a 2No. bed bungalow to a 4No. bed bungalow. The Parking SPD requires 3No. parking spaces are to be provided for a 4No. bed property. A parking plan has been submitted which shows 3No. parking spaces will be provided, 1No. space within the garage and 2No. parking spaces to the frontage of the property. Therefore meeting the requirements of the Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/23/00073 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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:

Application Form - Received 01 February 2023

Site Plan - Received 01 February 2023

Proposed Block Plan - Received 01 February 2023

Existing and Proposed Floor Plans and Elevations - Drawing No. 7007.23.1 - Received 01 February 2023

Parking Plan - Received 21 February 2023

Reason: - To ensure provision of a satisfactory development.