

Site Address: 197 Nutwicks Road, Havant, PO9 2UL
 Proposal: Proposed single storey rear extension and alterations.
 Application No: APP/20/01010 Expiry Date: 14/01/2021
 Applicant: Mr Maxim
 Agent: Mr Aarabi Case Officer: Jane Burton
 Aldwick construction & design
 Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

197 Nutwick Road is a two storey terraced property constructed of brick and tile with cladding to first floor. To the rear of the house is a rear projection (utility room) and conservatory to a depth of approximately 2m. The site is within a residential area with railway line to the rear of the site.

2 Planning History

No recent history.

3 Proposal

The proposal is to remove the existing rear additions and to construct a flat roofed single storey extension approximately 5.3m in depth and 3m in height, to the full width of the rear. The extension would be set in slightly from the side boundaries, and the materials would be facing bricks and GRP flat roof covering.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

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

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comments were received

Councillor J Branson - St Faiths

No comments were received

Councillor T Pike - St Faith's

No comments were received

Developer Services, Southern Water

Requests a pre-commencement condition re. measures to be undertaken to protect public sewers.

Advises that the development would be close to a public surface water sewer which is crossing the site.

Full response on IDOX and sent to applicant under separate cover.

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: 2

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

(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 proposed extension would be quite deep at 5.3m but would be single storey and thus would appear subordinate to the main dwelling and a sufficient garden space would remain. The proposal is to the rear and would not impact on the street scene. The material for the elevations would be facing brick, and it is recommended that a condition is attached that this should match the main house to ensure an acceptable appearance.

Overall, 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

- 7.4 No 195 Nutwick Road is the adjoining property to the south west. Whilst no representation was received from the occupier of no.195 Nutwick Road to confirm, the latest Google earth imagery indicates that there is a ground floor window and adjacent door close to the side boundary with no.197. There is currently a timber fence and the 2m depth rear projection at no.197 adjacent to the boundary. The proposal would have an impact on no.197 due to the increased height and depth, and due the close proximity of the window at no. 197 to the side boundary. However it is considered in this instance that there is already a strong boundary presence given the existing fence and rear projecton, and given that the proposal would be single storey it is not considered that unacceptable overbearing would result. The extension would be to the north of no.195 and this orientation would minimise any shadowing that would result. The extension would be set in slightly from the boundary and there are no windows to the side, hence no unacceptable overlooking/loss of privacy. Overall, whilst the proposal would have an impact it is not considered to result in an unacceptable impact/change from the existing. It is also noted that the proposal would be approximately 5.3m in depth which is 0.7m less than could be applied for under the prior approval scheme, and that no objections from neighbouring properties have been received with respect to the scheme.

No. 199 Nutwick Road is the adjoining property to the north east which is set further back in the site than no.197. The proposal would have some impact compared to the existing situation and the proposal would be to the south of no.199. However due to the set back compared to no.197 the proposal would only extend by approximately 3m beyond the main rear elevation of no.197 and approximately 1-1.5m beyond the small rear projection at no. 199. Overall is it not considered that unacceptable impacts would result.

- 7.5 Overall, it is not considered that the proposal would have an unacceptable impact on the properties immediately adjacent to the application site having regard to Policy CS16 of the HBLP (Core Strategy).

Other considerations

Protection of public sewers

The consultation response from Southern Water set out that the development would require building over/close to a public sewer, and that this is not normally permitted by Southern Water. Southern Water have requested that a pre-commencement condition

is attached to any planning permission, requiring measures to be taken to protect the sewer be submitted to and approved in writing by the LPA in consultation with Southern Water. The applicant has agreed to the attachment of this pre-condition.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not have an unacceptable impact on the character of the area or 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/20/01010 -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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (1:1250), Block Plan (1:500), 1214-01 (Existing and Proposed Ground Floor Plans floor plans), 1214-03 (Proposed Elevations) received on 19.11.20

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Prior to the commencement of the development hereby permitted the measures which will be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures
Reason: In the interests of protecting public utility infrastructure and having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.