
Site Address: 2 Barnes Way, Havant, PO9 3DU
Proposal: Erection of single storey rear extension following the demolition of the existing garage and garden shed.
Application No: APP/20/00948 Expiry Date: 07/12/2020
Applicant: Mr and Mrs Whapshott
Agent: Mr Andrews Case Officer: Denise Sheath
 SDA Planning Ltd
Ward: Bedhampton
Site Visit Date: 08/12/2020

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Barnes Way, Havant, is a semi detached bungalow located within the cul-de-sac of Barnes Way, the property is constructed with brick with a hung tiled roof, the property already benefits from a single storey side extension as well as an extension to the rear, and has a hardstanding to the front of the property with the availability of parking vehicles a detached pitched roof garage is located to the rear northern elevation of the property.

2 Planning History

93/58737/000 - Shed in rear garden., PERM,29/11/1993
08/58737/001 - Single storey side extension. Alterations to existing garage to accommodate new ramped access to rear., PERM,22/12/2008

3 Proposal

Erection of single storey rear extension following the demolition of the existing garage and garden shed.

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not 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: 9

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 single storey side/rear extension following demolition of the existing garage and outbuilding along the northern rear/side boundary. The proposed extension will be attached to the side wall of the existing rear extension (reception room) with a width of 1.9m and a depth of 12.4m, the rear elevation of the proposal will have a width of 3.8m with a depth of 9m attaching to the rear facing elevation of the existing extension. The roof would have a maximum height of 4m with an eaves height of 2.7m. The footprint of the extension would cover the existing footprint of the demolished garage and outbuilding. The extension is considered to be acceptable within the plot size and the location of the property on a corner plot, Although the works would be partially visible, the materials are considered to be considerate of the main property and those used in the surrounding area and therefore the proposal is not considered to have any adverse impact on the streetscene.

7.4 The proposed extension would be used as extra living accommodation, with a bedroom, shower room, sun room, utility and reception room, the extension will be linked to the main dwellinghouse a condition will be placed on the decision to ensure that the proposed extension is not used as a separate dwelling.

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 proposal will be in excess of 35m from the neighbouring property (No.5) directly to the front, this neighbouring property will be mainly screened by the existing side extension to the front of the property, it is therefore considered that the impact upon this neighbouring property would be considered minimal and acceptable.
- 7.7 The proposal will be in excess of 35m from the neighbouring property (No.48 Park Lane) directly to the rear, this neighbouring property will be mainly screened by the existing boundary treatment of 1.8m close boarded wooden fencing as well as the trees along this shared boundary within the neighbouring curtilage, it is therefore considered that the impact upon this neighbouring property would be considered minimal and acceptable.
- 7.8 The proposal will have an approximate 5.8m distance from the neighbouring property to the south (No.1), there are to be 2 sets of bi-folding doors, a window and door inserted into this facing elevation, although the addition of windows and doors may create an element of overlooking this would will be mainly screened by the 1.8m close boarded wooden fencing with only the top of the windows and doors being seen.
- 7.9 The proposal would be situated along the shared boundary with No.3 which would have a distance of 15m from the side facing elevation, as it would be sited away from the main dwelling and no windows or doors are to be inserted along the facing elevation any impact on amenity is judged to be limited.
- 7.10 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

- 7.11 As the number of bedrooms would be increasing in number the property would require a minimum of 2 car parking spaces to conform to the HBC parking standards. A parking plan has been supplied as part of this application which shows 3 spaces which meet the required criteria.

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/20/00948

- 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:

Application Form - Received 12 October 2020

Location Plan - Received 09 December 2020

Existing and Proposed Block Plan- Received 09 December 2020

Existing and Proposed Floor Plans - Received 09 December 2020

Existing and Proposed North and West Elevations - Received 09 December 2020

Existing and Proposed South and East Elevations - Received 09 December 2020

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 The development shall not be brought into use until a minimum of 2 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.

- 5 The extension hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The extension is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.