
Site Address: 58 Nutwick Road, Havant, PO9 2UJ
Proposal: Two storey side extension; single storey front and rear extension.
Application No: APP/19/00724 Expiry Date: 19/09/2019
Applicant: Mr & Mrs Love
Agent: Mr Bessant Case Officer: Bee Crawford
JB Architecture
Ward: St Faiths
Site Visit Date: 27/08/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property with a brown tiled pitched roof and elevations of brown/beige multibrick and tile hanging. The site is level and open to the front with vehicular access leading to a concrete drive, grass and shrubs. The rear garden is of a modest size which is mainly laid to lawn with a patio area and shrubs and is enclosed with 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the south, north, a pair of modern two storey semi-detached properties are to the north, two storey terraced properties are opposite and the rear gardens of properties in Nutwick Road are to the rear. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties and detached bungalows of similar age and mixed styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey side extension; single storey front and rear extension.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection.

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: 6

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 proposal is for a two storey side/rear extension and single storey front and rear extensions and would be visible from the public realm, with the property situated approximately 6 metres from the highway. Regarding the two storey element, there is adopted supplementary planning guidance in the form of the Havant Borough Design Guide for this type of extension, which advises that they should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends two storey extensions should be at least two metres from the boundary to prevent neighbouring properties and the street scene being adversely affected.

7.4 The first floor element of the extension is set back 0.4 metres from the front elevation of the property and extends approximately 2 metres beyond the rear elevation of the property with the roof altered from a pitched to a pitched and hipped roof, reducing the length of the existing pitched element by 2 metres. The rear part of the two storey extension has a pitched roof. The extension is adjacent to the northern boundary, however there is a distance of approximately 2.3 metres to the southern elevation of the property at number 60 with the adjacent neighbouring garage and extension between. The two storey element of the scheme is judged to be subservient to the main dwelling by virtue of the proposed width.

7.5 The single storey rear extension has a modest depth of approximately 2.1 metres and would be situated adjacent to the southern boundary and link to the southern elevation of the two storey extension. It has a mono-pitched roof to a height of 3.4 metres with

two roof lights.

- 7.6 The single storey front extension will join the front of the side extension. It is approximately 1 metre in depth and 4.7 metres in width with a mono-pitched and hipped roof to a height of 3.6 metres. The proposal would result in a reasonable increase to the original volume of the property, which can be adequately accommodated within the extent of the site.
- 7.7 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

- 7.8 The proposed two storey extension is 2.5 metres wide and would be a continuation of the existing property, albeit with a . hipped roof which would lessen the overall mass and any perception of the extension being overbearing. Whilst the extension is adjacent to the northern boundary there is a distance of approximately 2.3 metres to the southern elevation of the property at number 60 with the garage and rear extension of this property in between, with no windows in the southern elevation of this addition. There are two high level windows in the northern elevation of the extension which would face a window of a reasonable size in the northern elevation of the neighbouring property serving a landing. In order to protect the privacy of the occupiers of this neighbouring property, a condition is recommended for the new side windows to be obscure glazed.
- 7.9 The two storey element of the proposal extends 2 metres beyond the existing rear elevation of the property and would be in line with the rear elevation of the garage and rear extension of the neighbouring property to the north. The siting of the proposed extension could be considered to lead to a loss of light to the first floor windows in the rear elevation of this neighbouring property to the east. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of both ground and first floor windows at 60 Nutwick Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.10 There are no windows in the southern elevation of the two storey extension which is approximately 5 metres away from the southern boundary of the site and the roof is lower than the existing ridge and pitches away from the property boundaries.
- 7.11 The first floor window in the rear elevation of the extension could be perceived to increase overlooking of the amenity areas of the adjacent properties and the properties to the rear. However a degree of overlooking already exists from the current first floor windows and it is considered the new window would not result in a loss of privacy or create an additional unacceptable level of overlooking.
- 7.12 The single storey front extension would be built adjacent to the northern boundary and 3 metres from the southern boundary, although it is of a modest depth, has no side windows and the roof pitches away from the property boundaries. It is therefore considered any impact on the neighbouring properties would be negligible.
- 7.13 The single storey rear extension would be built adjacent to the southern boundary, however it does not project beyond the rear elevation of the neighbouring extension at number 56 Nutiwick Road and it is deemed any resulting impact would not be unacceptable.

(iv) Parking

- 7.14 There is an increase in the number of bedrooms from three to four, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.
- 7.15 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.

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/19/00724 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 3 parking spaces have been provided within the curtilage of the site as shown on drawing number PL.282.19-03 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 2018.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the northern elevation facing shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. PL.282.19-01 Existing floor and elevations plan

Drg no. PL.282.19-02 Proposed floor and elevations plan

Drg no. PL.282.19-03 Location and proposed site plan

Reason: - To ensure provision of a satisfactory development.