
Site Address:	36 Nutwick Road, Havant, PO9 2US		
Proposal:	Single storey rear extension.		
Application No:	APP/19/00655	Expiry Date:	26/08/2019
Applicant:	Mr D Gasson		
Agent:	Mr P Walker	Case Officer:	Denise Sheath
	Island Design		
Ward:	St Faiths		
Site Visit Date:	30/07/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

36 Nutwick Road, Havant, is a two storey end of terrace dwelling, constructed with red brick with a hung tiled roof, the property has an existing conservatory and decking to the rear which will be demolished as part of this application. The boundary treatment consists of an approximately 1.8m close boarded wooden fencing to side elevations and high hedge over 2m in height to the rear elevation.

2 Planning History

None relevant

3 Proposal

Single storey 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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We strongly object to the proposed single storey rear extension. The proposed construction of the exterior walls is block rendered. This will not blend in with the rest of the property & the adjacent properties as these are matching standard sized Red house bricks. This will be further exaggerated by the proposed outward extension from the existing Red House Bricked side wall of the property being 2.0m extended closer to our property. This will highlight the effect in inappropriate appearance of this proposed development. We have walked around this housing estate and can find no similar rear extensions that have been built closer to a neighbour or indeed by 2.0m and none that have been built in different brick to the existing house. This will have a major effect on the appearance of the proposed single storey Rear extension. The proposed extension will be across the total width of our rear garden, giving a claustrophobic effect especially to the end of our rear garden as it will give a great loss of natural light especially in the rear of our property. There will also be a loss of outlook and outward view to the remaining estate. This is particularly relevant as the proposed extension will be visible from all rear doors and windows and within the rear garden itself as the proposed extension will be our direct end view. The proposed extension being 2.0m closer to our property will exaggerate this effect. We also object to the almost certain increased noise, smells/fumes from the kitchen/living areas which will be closer than present/adjacent to our property. In summary we object to this proposed extension for all the objections listed above and consider the proposed development to be out of keeping with the rest of the estate as it was designed to have areas of space/ free	See Section 7.

outlook around the properties and within it and this will be adversely effected by the proposed development. It will have a detrimental effect on our health due to the proposed nearness of the extension. It is clear to us that this proposed development would stand out and have a totally unacceptable appearance as it will not blend with the existing properties in the surrounding areas.	
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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 not represent a negative impact upon the appearance or character of the application site or the surrounding area. The structure would be situated to the rear of the property where it would not be visible, and thus would have no impact upon, the street scene.

7.4 The proposed single storey extension would replace an existing conservatory, the width of the proposal would be increased by 2m towards the north eastern boundary, the proposal would have distance of 0.90m from this boundary. The maximum height of the existing conservatory is 3m and the proposed height of the flat roof extension is 3.2m, the roof lantern would create a maximum height of 4m. The roof lantern is a distance of 2.8m from the north eastern boundary and 2.35m from the south-western boundary. The depth of the proposal would be 4.5m which is 0.5m greater than the existing conservatory. There are no windows to be inserted within the side elevations of the proposal therefore there would be no overlooking into the neighbouring properties along these elevations. White painted render is the external finished material to be used, although the existing property does not have any painted rendering at present it is acknowledged that paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

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 neighbouring properties to the rear elevation are a distance of approximately 15m

from the proposal to the boundary, there is large hedge over 2.5m in height along the width of this rear boundary screening the development. Therefore the impact on these neighbouring properties would be minimal.

- 7.7 There is an existing approximately 2m wooden fence along the shared boundary with the neighbouring property to the south western boundary, the existing conservatory is 4m and the proposed would add an extra 0.5m and would be partially screen by the existing wooden fencing, the height of the proposal is 0.2m higher than the existing conservatory, therefore the impact would be minimal and would not cause any adverse effect on this neighbouring property.
- 7.8 Concern was raised by the owner of the neighbouring property to the north east regarding the proposal resulting in a loss of light and privacy and that the extension would project beyond the rear elevation of the existing conservatory and be closer to the shared boundary. There is a distance of approximately 0.90 metres from the proposal to the shared boundary and a distance of approximately 12.5m from the proposal to the rear elevation of the neighbour's property. The extension has an additional 0.5m in depth and the flat roof element has additional 0.2m in height, the proposed lantern is an additional 1m in height and has an approximate 15.3m distance to the rear elevation of the neighbouring property. The proposal is also partially screened by the 1.8m wooden fencing along this boundary and a shed placed in the rear garden adjacent this elevation. Therefore, the impact upon this neighbouring property is acceptable.
- 7.9 Concerns have also been raised with regard to the painted rendering to be used on the proposed extension, as stated above in section 7.4: paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Therefore this would not create a significant adverse effect to justify a refusal of this application.
- 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.

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/19/00655 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:
Application Form - Received 01 July 2019
Location and Block Plan - Received 01 July 2019
Existing Elevations - Received 01 July 2019
Existing Ground Floor Plan - Received 01 July 2019
Proposed Elevations - Received 01 July 2019
Proposed Ground Floor Plan - Received 01 July 2019
Proposed First Floor Plan - Received 01 July 2019
Section Drawing - Received 01 July 2019
Email from Mr Gasson confirming White Painted Render - 09 August 2019
Reason: - To ensure provision of a satisfactory development.
- 3 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.