
Site Address:	67 Newbarn Road, Havant, PO9 3PY		
Proposal:	Two storey rear extension with render to elevations.		
Application No:	APP/19/00026	Expiry Date:	04/03/2019
Applicant:	Mr Stewart		
Agent:	Mr Griffiths	Case Officer:	Bee Crawford
	Atram Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property with a brown tiled pitched roof and elevations of red multibrick and tile hanging. The site is level with open vehicular access to the front leading to a shingle parking area, enclosed by a dwarf wall, 1.6 metre high fence and 1.5 metre high wall. The rear garden consists of a patio area, grass and decking together with an outbuilding and is enclosed to all boundaries by fencing ranging in height from 1 metre to 1.8 metres, with a 1.8 metre high wall to part of the western boundary.
- 1.2 The adjoining two storey terraced property is to the west, the rear aspect and rear gardens of terraced properties in Newbarn Road are to the east, the rear gardens of properties in Newbarn Road and Mitchell Road are to the rear and a an area of grassed amenity land is opposite. The area is of medium density with two storey terraced and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a two storey rear extension with render to elevations.

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

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

NB: Informative recommended.

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 Whilst the proposed extension is to the rear of the property, it would be partially visible from the public realm to the east. The proposal would provide additional accommodation including a diner and additional bedroom at first floor, resulting in a reasonable increase to the footprint of the property. However, it is considered that this can be comfortably accommodated within the extent of the site and would retain a sufficient amount of amenity space available to the property.
- 7.4 The extension is a continuation of the existing property and would extend across the rear of the house to a depth of approximately 3.8 metres with a pitched and hipped roof. Whilst the addition will be built adjacent to the western boundary, It would maintain the existing 1.4 metre distance to the eastern boundary. The proposal is judged to be subservient by virtue of the depth and the hipped roof design.
- 7.5 The proposal will increase the number of bedrooms at the property from two to three, although there will be no change in the need for two on site parking spaces to be provided. The current shingle layout of the front garden adequately meets this requirement.
- 7.6 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

- 7.7 The two storey extension would have a depth of approximately 3.8 metres, extending across the rear of the property. It would be adjacent to the western boundary, abutting the rear addition at the neighbouring property at 69 Newbarn Road which is of a similar depth. It has a pitched and hipped roof which would minimise any perception of the extension being overbearing.
- 7.8 The extension does fall within the 45 degree overshadowing zone of the closest first floor windows of this neighbouring property. However, they are obscure glazed serving a bathroom and toilet and it is considered any resulting impact would not be harmful. The proposed extension falls comfortably outside the 45 degree overshadowing zone of the rear bedroom window of this property. Furthermore, it is noted that the application site and neighbouring property benefit from a relatively spacious outlook to the rear.
- 7.9 There are windows at ground and first floor in the eastern elevation of the extension. However they are of a modest size and the first floor window is to serve an en-suite. Additionally the plans indicate this window is to be obscure glazed and fixed shut to a height of 1.7 metres above floor level. There are existing first floor windows in the eastern elevation of the property and the rear elevation of the property to the east is 14 metres away. It is therefore considered the proposed extension would not result in any additional level of overlooking to this property.

- 7.10 The rear elevation of the extension has bi-fold doors at ground floor and a window at first floor, serving the new bedroom. It is judged the new windows would not be harmful as a degree of overlooking already exists from the current first floor rear window. There are no properties facing the rear of the site and it is considered the closest properties are a sufficient distance away for any impact to be negligible.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00026 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01 Site location plan
Drg no. 02 Block plan
Drg no. 03 Proposed site plan
Drg no. 04 Existing ground floor plan
Drg no. 05 Existing first floor plan
Drg no. 06 Existing roof plan
Drg no. 10 Existing section 1 plan
Drg no. 11 Existing section 2 plan

Drg no. 15 Existing north elevation plan
Drg no. 16 Existing east elevation plan
Drg no. 17 Existing south elevation plan
Drg no. 18 Existing west elevation
Drg no. 30 Proposed ground floor plan
Drg no. 31 Proposed first floor plan
Drg no. 32 Rev A Proposed roof plan
Drg no. 40 Proposed section 1 plan
Drg no. 41 Proposed section 2 plan
Drg no. 42 Rev A Proposed section 3 plan
Drg no. 45 Proposed north elevation plan
Drg no. 46 Proposed east elevation plan
Drg no. 47 Rev A Proposed south elevation plan
Drg no. 48 Rev A Proposed west elevation plan

Reason: - To ensure provision of a satisfactory development.