
Site Address:	52 Newbarn Road, Havant, PO9 3PY		
Proposal:	Single storey side extension and extension of rear decking area.		
Application No:	APP/18/00861	Expiry Date:	24/10/2018
Applicant:	Mr & Mrs Brown		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front leading to an area of block paving and grass, enclosed by a 1 metre high wall to the front, a 1 metre fence to the north and a 1.5 metre fence and trellis to the south. The rear garden is mainly laid to lawn with a raised decking area and is enclosed by fencing ranging in height from 1.5 metres to 1.6 metres.
- 1.2 The adjoining two storey semi-detached is to the north, a pair of two storey semi-detached properties are to the south, approximately 0.6 metres lower, two storey terraced properties are opposite and the rear amenity area of a care home in Hulbert Road is to the rear. The area is of medium density with two storey semi-detached and terraced 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 single storey side extension and extension of rear decking area.

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, Havant Borough Council

No objection. There should be no burning/storing/mixing of materials under the canopy of the Oak in the rear garden.

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: 5

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 replacement single storey side addition, extending approximately 3.15 metres from the southern elevation of the property and projecting 0.6 metres beyond the rear elevation of the dwelling, together with an extension to the rear decking area, and would be visible from the public realm. The extension would result in a modest increase to the original footprint of the property and would not project beyond the front elevation of the property.
- 7.4 The existing raised decking area is 0.5 metres high with 0.9 metre high wooden balustrading. The decking and steps are to be extended 0.9 metres in width with no increase in the depth and would be in line with the side elevation of the extension.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore deemed 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 side extension is to be built close to the southern boundary of the site with a distance of 0.3 metres, although there are no windows in this elevation and two high level roof lights. It will be situated alongside the extended store of the neighbouring property which projects beyond the rear elevation of the proposed extension and the northern elevation of this property is a further 3 metres from the boundary.
- 7.7 Regarding the extension of the raised decking, the current area is of a reasonable size, close to the property boundaries, therefore a degree of overlooking already exists. The proposed decking extension is of a modest width with no increase in the depth, and part of it would be adjacent to the side elevation of the store of the neighbouring property to the south. It is therefore considered it would not result in an unacceptable degree of additional overlooking and any impact on the neighbouring property to the south would be negligible. Additionally, no objection was received from the occupiers of this property.
- 7.8 The extension would be 6.9 metres from the boundary with the adjoining property, and it is deemed this property would not be unduly affected by the proposal. The properties opposite and to the rear of the site are considered to be a sufficient distance away from any impact to be minimal.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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/18/00861 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 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. PL.206.18-01 Location plan and block plan

Drg no. PL.206.18-02 Existing elevations and floor plan

Drg no. PL.206.18-03 Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.