

Site Address: 1 Newbarn Road, Havant, PO9 3PX
Proposal: Single storey side extension to form garage and replace existing flat roof with pitched type roof.
Application No: APP/18/00548 Expiry Date: 14/08/2018
Applicant: Mr & Mrs Jones
Agent: Mr Airey Case Officer: Karen Wooden
Ward: Bedhampton
Site Visit Date:

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees were required for this application.

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 original application submitted showed the proposed garage and the addition of a dual pitched roof to the existing single storey front extension. It was considered that this style of roof would be incongruous to the roofscape of the host dwelling and subsequently this element of the application has been withdrawn.

- 7.4 It is noted that the application site and the property to the east (2 Newbarn Road) are the only detached houses within the southern part of Newbarn Road, and as such already differ in appearance to the streetscene. The application site has previously been extended and it is recommended that a condition is added to any consent to ensure the garage is maintained for the storage of vehicles and shall not be converted into additional living accommodation.

- 7.5 The proposed garage is to be constructed using materials to match those of the host dwelling, and will be set back from the front building line. 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 Due to the proposed location of the garage on the northern elevation, it is not considered that there will be any adverse impact on the occupiers of the properties to

the east, south or west of the application site.

- 7.7 The property to the north (3 Newbarn Road) is an end of terrace two storey property. The plans show that the gap retained between the northern elevation of the garage and the southern elevation of this neighbouring property will be in excess of 3m. The proposal will include one window to the northern elevation however it is not considered that this would result in significant overlooking or loss of privacy to No. 3, nor will the garage result in unacceptable loss of light or appear overbearing. Consequently, it is considered that the proposal 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/18/00548 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:
Existing and proposed plans (rev b)
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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.