
Site Address:	74 Newbarn Road, Havant, PO9 3PY		
Proposal:	Single storey rear and two storey side/rear extensions.		
Application No:	APP/17/00800	Expiry Date:	22/09/2017
Applicant:	Mr Curry		
Agent:	Mr Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd.		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 74 Newbarn Road is a two storey semi detached property of brick constructed, with a hung tiled roof. The front of the property provides off road parking and a small lawned area. Detached from the house on the northern elevation is a brick built shed.
- 1.2 No. 76 Newbarn Road, the property directly north of the application site, has constructed a two storey side extension. This extends southwards very close to the boundary between the two properties.
- 1.3 The immediate area is characterised by two storey semi detached properties on the eastern side of the road, with two storey terrace properties on the western side. It is evident that alterations have been made to many properties on Newbarn Road.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Single storey rear and two storey side/rear extensions.

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)

Listed Building Grade: Not applicable.
Conservation Area: 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: 1

Comment	Officer Comment
The main objection relates to the building of the extension to close proximity to the boundary line and its relation to the existing two storey extension to the side of our property. Maintaining a space between the properties is important and reflects the character of the other properties in the street and therefore we wish to protect the semi-detached nature of the two properties. The proposed planning proposal plan would result in a significant "terracing effect" of the two properties.	Addressed in Section 7
A further objection relates to the size of the extension which we feel the proposed development would create overshadowing and overbearing in relation to our property due to the length both at the front and rear and the loss of light as a result. It would be deemed to be out of character in terms of appearance compared with existing developments in the vicinity/street.	Addressed in Section 7
Further concerns would be the effect of undermining the structure of the foundations of our property as a result of building close to the boundary line and ultimately the future maintenance due to the small air gap space as depicted on the submitted plans between the two properties which would prevent access to the external wall, fascia and guttering of our property (and neighbours) if approved. Please note the boundary line where the proposed extension is part of a party wall due to an existing shared shed structure to which there is no party wall agreement in place.	This is not a planning consideration.

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
- (iv) Impact on parking

(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 objectors to the proposal have raised concerns that the two storey side extension would have a negative impact on the character of the streetscene, result in the loss of the separation gap and cause a terracing effect. It is evident that many properties in Newbarn Road have been altered and extended. This includes two storey side extensions to other properties within close proximity to the application site. Therefore it is considered that the symmetry and character of the streetscene has already been altered, and a refusal of this application on these grounds could not be justified.

- 7.4 The design of the proposed two storey extension is to be of a similar style to that of No. 76 Newbarn Road. The extension will be subservient to the host dwelling by being set back from the front building line, and having a ridge height lower ridge height. The materials to be used are to match those used on the host dwelling, which will reduce any visual impact on the streetscene.

- 7.5 The proposed single storey rear extension would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene of Newbarn Road.

- 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 owners of the property to the north (No. 76 Newbarn Road) have raised concerns that the proposed two storey element of the proposal would create overshadowing and overbearing in relation to their property, resulting in a loss of light. The proposed two storey extension will be set back from the front building line of the host dwelling by approximately 0.65m, and will extend 3.5m beyond the rear wall of the existing dwelling. No. 76 have a two storey extension which is set 1.7m back from the front building line, and extends 2m from the rear. After carrying out a 45 degree test, it is not considered that any impact on light to the windows of No. 76 Newbarn Road would be significant enough to justify the refusal of this application.

- 7.8 The proposed single storey rear extension will not extend beyond the two storey element of this scheme and will therefore have no impact on the occupiers of the property to the north (No. 76). The rear extension is to be sited close to the boundary with the property to the south (No. 72). No windows are proposed for the southern elevation, removing any overlooking issues. The maximum height will be approximately 3.4m, sloping to 2.2m, and therefore a proposal of this type could be

submitted under the Prior Notification scheme. The two properties are separated by high level close board fencing and natural screening, and it is considered that the extension will not result in a significant impact on the occupiers of this neighbouring property in terms of loss of light. It is noted that no objections have been received in relation to this element of the proposal.

(iv) Impact on parking

- 7.9 The proposal includes the addition of one bedroom to the first floor which would increase the property to 4 bedrooomed. The Havant Borough Council Parking Supplementary Planning Document (July 2016) requires a 4 bedroom unit to provide 3 off road parking spaces. The Site Layout Plan (4797/1) submitted as part of this application demonstrates that three cars can be accommodated within the curtilage of the property.
- 7.10 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).

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/17/00800 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:

Location plan - received 28.07.17
Site layout plan - 4797/500
Roof plan - 4797/200
Existing ground floor plan - 4797/1
Existing first floor plan - 4797/2
Existing elevations - 4797/3
Proposed ground floor plan - 4797/4
Proposed first floor plan - 4797/5
Proposed elevations - 4797/6

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.