
Site Address:	18-20 Nutwick Road, Havant, PO9 2UG		
Proposal:	Single storey rear extensions to No. 18 and 20 Nutwick Road.		
Application No:	APP/17/00699	Expiry Date:	23/08/2017
Applicant:	Mr D Forster		
Agent:	Mr T Ayles	Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application relates to a pair of two storey link attached dwellings located on the northern side of Nutwick Road. The properties are attached via a pair of flat roofed single garages. Located to the west of No. 20 is access to a cul-de-sac that spurs off the main Nutwick Road. Both properties are open to the front with block paved driveways providing off road parking, and have enclosed gardens to the rear.
- 1.2 The properties are of brick construction, with tile hanging to the first floor level, and a concrete tile roof.

2 Planning History

2.1 18 Nutwick Road

No relevant planning history

2.2 20 Nutwick Road

APP/15/00265 - Single storey side extension - Permitted 30.04.2015

97/62244/000 - 2m high fence to north, south and west boundaries - Permitted 11.03.1997

3 Proposal

Single storey extensions to the rear of the adjoining garages at No. 18 and 20 Nutwick Road.

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 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 proposed extensions are to be located to the rear of the existing garages, and would not be visible from the public realm. The application will include the addition of a skylight to the roof of each extension, however these will be set approximately 10m back from the highway and will therefore not impact on the streetscene.

- 7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- (iii) Effect on neighbouring properties

- 7.5 The proposed extensions will extend from the rear wall of the existing garages to be level with the rear wall of the existing dwellings, to provide additional living accommodation. The area to be infilled is located centrally to the two properties and therefore the extensions will not be visible to the properties to the east, south or west.

- 7.6 No. 22 Nutwick Road is located to the north of the properties, and is positioned on a 90 degree angle to the application sites. The southern elevation of No. 22 is a flank wall with no windows above ground floor.
- 7.7 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/17/00699 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 plans and elevations - 1332/01
Proposed plans and elevations - 1332/02

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.