
Site Address:	221 Nutwick Road, Havant, PO9 2US		
Proposal:	Single storey flat roof side extension.		
Application No:	APP/21/01356	Expiry Date:	25/01/2022
Applicant:	Miss Nightingale		
Agent:	Mrs Nutbourne	Case Officer:	Joseph Toole
	GHD Partnership (Eastleigh)		
	Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

221 Nutwick Road, Havant, is a semi detached two storey property located to south of Nutwick Road within a cul-de-sac. The property comprises of brickwork and concrete roof tiles. Vehicular access is from Nutwick Road with parking to the side.

The property is located within a residential area with properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

Single storey flat roof side extension.

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)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Loss of light	Please see Section 7.
Overbearing	
Parking concerns	

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) Need for Extension
- (iv) Effect on neighbouring properties
- (v) 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 proposed development would involve the erection of a single storey flat roof side extension. It would be used as a bedroom and wet room for a disabled person. It

would have a width of approximately 2.5 metres, a depth of approximately 7.9 metres with a flat roof having a height of approximately 2.9 metres.

- 7.4 The proposed side extension would have matching brickwork with a bitumen felt flat roof. This is considered to be inkeeping with the context of the main dwelling.
- 7.5 The proposed extension would be visible from the street scene. Due to its position and size not extending out beyond the principal elevation of the existing property it is not considered to have a negative impact upon the character of the area.
- 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) Need for Extension

- 7.7 Due to the information provided the proposed extension would assist a disabled person. Therefore it is considered to provide a much needed facility, which is material to the determination of the application. Furthermore, due to the property being social housing it has the potential to provide disabled facilities for residents for the foreseeable future.

(iv) Effect on neighbouring properties

- 7.7 To the front there would be a window within the proposed side extension facing out onto the public highway. This is not considered to have a negative impact upon any neighbouring properties.
- 7.8 On the west side facing No.223 Nutwick Road there would be no side windows within the proposed side extension. It would go along the shared boundary with No.223 which has their front door on this side. It is considered to have an impact upon the occupiers of No.223 in terms of appearing overbearing and part loss of light.
- 7.9 To the rear there would be a window within the proposed side extension. This would face out onto the rear garden and is not considered to have any impact upon neighbouring properties.
- 7.10 The proposed development is considered to have an impact upon No.223. However the proposal would provide a much needed facility for a disabled person, which is considered to be an exceptional personal circumstance. On balance, the proposal is considered acceptable.

(v) Parking

- 7.11 The proposed development would involve the loss of one car parking space. As only one car parking space can be provided on site a car parking survey was requested. The car parking survey showed there is sufficient car parking within the street to the accommodate the proposal.

8 Conclusion

- 8.1 The proposed development is considered to be inkeeping with the character of the area and not have a negative impact on parking. It is considered to have an impact on

No.223. However due to the exceptional personal circumstances of the application and its need, it is deemed to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01356

- 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 - D02

Block Plan - D03

Proposed Floor Plans and Elevations - D01 REV A1

Revised Car Parking Survey

Reason: - To ensure provision of a satisfactory development.