
Site Address: 171 Nutwick Road, Havant, PO9 2UL
Proposal: Single storey front and rear extension, garage conversion.
Application Type: Full Planning Permission
Application No: APP/22/00827 Expiry Date: 17/10/2022
Applicant: Mr Armstrong
Agent: Mr Walker Case Officer: Selina Donophy
Parkers Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey end of terrace dwellinghouse located on the west side of Nutwick Road, Havant. This property has an internal garage to the front elevation accessed via a driveay providing parking space. The elevations are formed from brickwork with tile to the roof . The area is predominantly residential in character with the railway line and industrial park sited to the rear of the site.

2 Planning History

None relevant

3 Proposal

Single storey front and rear extension, garage conversion.

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
AL1 (Presumption in Favour of Sustainable Development)

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 received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

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
Reduce daylight to to patio to rear Block outlook over neighbouring gardens	See Section 7 below

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) 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 This proposal comprises a single storey front extension and a single storey rear extension. The front door is currently set back and the proposed front extension would fill this space, coming level with the wall where the garage door is currently sited. The garage door would be removed as part of this proposal and replaced with a window and this space would be incorporated into the habitable space. The proposed rear extension would be set at single storey level with dimensions of approximately 3.2 metres depth, 5.6 metres width and 2.5 metres height. The extension would have a flat roof with a raised rooflight and bi-fold doors to the rear. This space would create a lounge to the rear. Proposed materials include cladding to the
- 7.4 This particular run of properties include garages to the front elevation although it is noted that some of the properties have had these garages removed. The removal of the garage is considered to be acceptable within the context of the streetscene. The proposed front extension would be modest in size and design and would be in keeping with the host dwelling. The proposed rear extension would not be highly visible from the public realm and would remain generally subservient in appearance to the main property.
- 7.5 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 To the north of the application site is the attached property, no 173 Nutwick Road. This property has not been extended to the rear -on the side closest to the boundary is a back door and a window on the other side of that . The proposed extension would be only 0.2 metres larger than the 3 metre depth permissible under permitted development rights - this difference is not considered to result in unacceptable overshadowing to the rear windows at no 173.
- 7.7 To the south of the application site is no 169 Nutwick Road which is sited forward of no 171 and has a conservatory to the rear. The proposed extension would be only 0.2 metres larger than the 3 metre depth permissible under permitted development rights - this difference is not considered to result in unacceptable overshadowing to the rear windows at no 171.
- 7.8 To the rear there are no residential properties. Properties to the east would be separated from the property by the road and are not considered to be affected by this proposal.
- 7.9 Consequently, it is considered that the proposal will not 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).

(iv) Parking

- 7.10 Whilst the garage space would be removed , measurement of the driveway shows 2 cars could be parked there which would meet the requirements for this two bedroom property as specified in the Havant Parking SPD.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00827 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:

P1 AMENDED EXISTING AND PROPOSED GROUND FLOOR
PLANS
P10 AMENDED LOCATION PLAN
P2 AMENDED PROPOSED FIRST FLOOR
P3 V2 AMENDED EXISTING AND PROPOSED LEFT AND RIGHT
ELEVATIONS
P4 V2 AMENDED EXISTING AND PROPOSED FRONT AND REAR
ELEVATIONS
P9 V2 AMENDED BLOCK PLAN

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, or as those detailed in the application form.

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.