
Site Address:	106 Newbarn Road, Havant, PO9 3PY		
Proposal:	Single storey front and side extension.		
Application No:	APP/16/00616	Expiry Date:	07/09/2016
Applicant:	Mr & Mrs Waller		
Agent:	Mr Tuson	Case Officer:	Emma Chisnall
	MT Planning		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

106 Newbarn Road is a semi-detached two storey dwelling situated on sloping ground from west to east. The dwelling is constructed with red brick walls and has a concrete tiled gable ended roof. To the side of the dwelling there is a single storey development which is currently used for storage. The amenity space to the front of No 106 is hard-surfaced for the provision of parking three cars with a moderate amount of space used as lawn. To the rear of the dwelling the amenity space is adequate in size and is partly decked along the south boundary with the rest being used as lawn. The curtilage boundary to the rear is constructed of timber fencing which drops in height along the shared boundary with No 108 however hedging is in place which gives additional height and screening.

2 Planning History

None

3 Proposal

Single storey front and side extension. No 106 currently has a flat roofed side extension at single storey with a flat roof wrapped around the front of the house. In between the existing side extension and the roof to the front there is currently an access door. The proposal involves re-building the side extension and removing the access door to create additional space for a utility and storage room. The roofline is proposed to be changed from a flat roof to pitch and the flat roof to the front of the house to be changed to a shallow mono-pitched roof.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager Comment:

No adverse comment in regards to 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: 3

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In principle the development is considered acceptable, subject to planning conditions.

(ii) Impact upon the character of the area

Dwellings along Newbarn Road are characterised with having a substantial space available to the side and there are many examples of other dwellings within the streetscene that have carried out similar development to that which No 106 are proposing. It is therefore felt that the development proposed should not look out of place due to the other examples and should therefore not set a precedent for this type of development nor detract from the character from the streetscene.

The proposed extension is considered to be of a domestic scale and would appear subservient to the original dwelling so should not appear bulky or obtrusive. Materials are proposed that are matching to the existing which would help the works appear in keeping to No 106 and not out of place.

It is considered the proposed works would provide an attractive addition and would improve the overall appearance of No 106 and the view from Newbarn Road. Therefore the development can be considered acceptable.

(iii) Impact upon residential amenity

It is considered that the attached neighbours to No 106 should remain mostly unaffected by the proposed works due to the position of them being on the opposite side of the dwelling. The development will wrap around the front of the dwelling partly to create a mono-pitched roof over the front door and it is felt this should not lead to a negative impact to the neighbouring dwelling due to the size of the works and that it will be set away from the shared boundary. It is worth noting for the report that No 106 have an existing flat roof above the door and it is not felt that the proposed change would create any additional impact.

The dwelling to the south of No 106 has the potential to be impacted by the proposed works due to the proximity of the works to the boundary and the increased proposed height to the eaves and roof line being altered from a flat to a shallow pitched roof. The impact caused by this increase in size is off-set by several factors one of which is that the works will be set off the shared boundary and will only be single storey height. No 108 to the south is also set adequately away from the boundary and it is therefore felt that the combined distance between the dwellings should help reduce the impact caused by the increased height significantly enough for it to be considered acceptable.

Due to the size and position of the works and that the proposed development would be set off and away from the rear elevation of No 106 it is considered that light levels should not be restricted reaching the private amenity space of No 108. The proposed extension is set adequately away and will not extend past the rear elevation line of housing both at No 106 and 108 and should therefore ensure no significant shading or over-shading is caused as an affect.

The proposed development will involve the removal of a window along the side elevation meaning that privacy levels should be improved between neighbours and no over-looking caused as a result of the development. Therefore the development can be considered acceptable.

8 Conclusion

The dwelling occupies a plot with generous space to the side. The curtilage can accommodate the proposed side extension to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00616 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and Proposed Elevations, Floor and Site Plan: Drawing No MT/1547/1 Rev A

Reason: - To ensure provision of a satisfactory development.