
Site Address:	40 Newbarn Road, Havant, PO9 3PX		
Proposal:	Two storey side extension.		
Application No:	APP/16/00986	Expiry Date:	12/12/2016
Applicant:	Mr N Freeman		
Agent:	Mr M Wright	Case Officer:	Karen Wooden
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi detached dwelling of brick construction, with a hung tiled roof. Newbarn Road is a residential area comprising of a mix of semi detached and terrace properties, originally of a similar age and style. Alterations and additions have been made to several properties within close proximity to the application site, including the adjoining house (No. 42 Newbarn Road).

2 Planning History

APP/14/00281 - Part two storey, part single storey rear and side extension.,
REF,28/05/2014

3 Proposal

Two storey side extension with pitched roof.

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

Building Control, Havant Borough Council

There is a public sewer within 3m - consultation will be required with Southern Water

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application.

Southern Water

The proposed development lies close to an existing public sewer. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access before any decision can be made as to whether it would be

acceptable for the proposed development. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Should planning permission be granted, a condition is to be attached to the consent regarding the measures to be undertaken to protect the public sewers.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a. Adequate soakaway or infiltration system
- b. Water course
- c. Where neither of the above is practicable, sewer

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

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: 7

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
- (iv) Impact on sewers

- (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 A number of properties close to the application site have been extended with two storey side extensions. Some have been stepped back from the front elevation with a lower ridge height, whilst others have extended the existing ridge height and followed the line

of the front wall of the host dwelling, as evident on the property attached to this application site (42 Newbarn Road).

The proposed extension is to be stepped back from the front wall of the original dwellinghouse, with a lowered ridge height, and therefore will be subservient to the host dwelling. Although this design will result in a loss of symmetry to the semi detached properties, the subservient design is preferable as it will have less of a bulky appearance and will be more in keeping with the character of the area. The materials to be used are to match those of the existing dwelling.

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

- 7.4 Due to being located on the southern elevation of the dwelling, the proposal will cause no unacceptable harm to the occupiers of the property to the north. To the east, the rear garden of the application site backs on to the garden of a property in Hulbert Road. The distance between the two properties is in excess of 80m and therefore the extension will cause no harm to the occupiers.
- 7.5 No.38 is a two storey house set off the boundary to the south; thus the proposed extension is to the north of No.38 reducing any impact on light. There are no first floor windows proposed to face No.38 and only two small side windows face the application site. It is not considered that the proposed development would result in an unacceptable relationship with the neighbouring property to the south.
- 7.5 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.

(iii) Impact on sewers

- 7.6 It has been confirmed that the proposal lies close to a public sewer and therefore the applicant will be required to discuss this matter further with Southern Water.

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/16/00986 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 developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site location plan - received 17.10.16

Block plan - received 17.10.16

Vehicle parking areas - received 17.10.16

Existing plans - received 17.10.16

Amended proposed plans - received 30.11.16

Reason: - To ensure provision of a satisfactory development.