
Site Address:	20 Nutwick Road, Havant, PO9 2UG		
Proposal:	Single storey side extension.		
Application No:	APP/15/00265	Expiry Date:	30/04/2015
Applicant:	Mr Milne	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Nutwick Road is a two storey link-detached dwelling house located on the northern side of the road within a corner plot. It is attached to the adjacent dwelling to the east via a pair of flat roofed single garages. To the west of the site runs a cul-de-sac that spurs off the main Nutwick Road. The application site has an enclosed rear garden and on site parking for a least two cars on hardstanding and a further space within the garage.

The house is brown brick built with tile hanging at first floor level, a concrete tile roof and white UPVC fenestration.

2 Planning History

97/62244/000

2m high fence to the north, south and west boundaries - Permitted

3 Proposal

Single storey side extension. The extension proposed spans the full depth of the dwelling house, 8m. It comprises two room, the room in line with the front elevation of the dwelling house being slightly wider at 3.9m in width than the room to the rear, which steps in by 800mm. The roof of the proposed extension spans across the two rooms. The highest point being the central ridge at 4.4m, dropping to 2.8 at front and rear elevations.

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)

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

5 Statutory and Non Statutory Consultations

None

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: 1

Summary:

a) The proposed extension would be sympathetic with other house(s) within the street.

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 streetscene
- (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.

(ii) Impact upon the streetscene

The proposal, being single storey, is subservient to the main dwelling and is appropriate in mass and scale. It accords with the design of the main dwelling house. Furthermore, as the proposal is single storey, it is not considered that the space around the dwelling at this the corner of the road is eroded to an unacceptable extent. Nor is it considered that the single storey nature would disrupt any established building line.

The development is of an appropriate scale and design and is suitably subservient to the host dwelling and respects the existing built form of the dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

(iii) Impact on residential amenity

The closest neighbour to the single storey extension is No.22 to the north east, at around 13m. This is considered to be an acceptable distance of separation from a single storey extension.

It is considered that the nature of the proposal and separation distances between the development and neighbours combine to ensure that the development does not cause unacceptable harm to neighbour amenity by reason of overbearing effect, overshadowing, loss of privacy, overlooking and loss of outlook. The development therefore accords with the principles and objectives of Policy CS16 of the Havant Borough Core Strategy March 2011.

8 Conclusion

- 8.1 It is considered that the development is acceptable in principle and would not result in unacceptable harm to the character and appearance of the area or neighbour amenity. It is therefore recommended that planning permission be granted subject to the conditions listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00265 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

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

Block Plan OS Licence No 100047474 received 5 March 2015
Layout Plan OS Licence No 100047474 received 5 March 2015
Existing Ground Floor Plan Drwg.No AZ-1796-0001 received 5 March 2015
Existing Elevations Drwg.No AZ-1796-0003 received 5 March 2015
Proposed Elevations Drwg.No AZ-1796-0005 received 5 March 2015
Proposed Ground Floor Plan Drwg.No AZ-1796-0004 received 5 March 2015
Proposed Section Drwg.No AZ-1796-0006 received 5 March 2015

Reason: - To ensure provision of a satisfactory development.

