
Site Address:	69 Newbarn Road, Havant, PO9 3PY		
Proposal:	Single storey rear extension & front porch.		
Application No:	APP/13/00650	Expiry Date:	22/08/2013
Applicant:	Mr Bullock	Team:	Team 1
Agent:	Mr M Gillings	Case Officer:	Stephen Andrews
	Mike Gillings - Building Plans		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property comprises a two storey mid terraced dwelling of brick and tile construction set down from Newbarn Road. There is a shed/outhouse within the rear garden. The site benefits from pedestrian access only, with parking for vehicles on street.

The terrace fronts onto a small triangular shaped green, as do the semi-detached bungalows to the west and two storey detached dwellings to the east.

The area is residential in character and whilst there are similar blocks of post war two storey terraced houses, as demonstrated above there are other architectural styles found throughout this residential area.

2 Planning History

APP/11/00962 - Single storey front extension. Refused - 26/08/2011. Appeal Dismissed - 22/12/2011 on grounds that the scale, depth, width and appearance of the extension would appear incongruous in relation to both the host dwelling and the remainder of the terrace and the symmetry of the frontage would be lost.

3 Proposal

Planning permission is sought for the erection of a front porch and single storey rear extension.

The porch would measure 1.5m in depth, 2.6m in width and 3.1m at its highest point.

The rear extension would measure 3.9m in depth, 6.1m in width and 3.4m at its highest point.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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: 4

Number of site notices: At least one site notice exists - check the number.

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 on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations. In the case of 69 Newbarn Road, permission was refused for a single storey front extension under APP/11/00962; however that scheme was for a front extension of substantially greater width (over 6.5m) and depth (2.3m) than that now proposed (which is 2.6m wide and 1.5m in depth). Consequently this new proposal falls to be considered on its own merits, although the appeal conclusions are a material consideration.

(ii) Impact on neighbour amenity

The proposed porch is in a position and of a scale that would not result in harm to neighbour amenity.

The rear extension is set in from the side boundaries of the neighbours with neighbour 71 having an outbuilding along the shared boundary that would exceed the depth of the proposed extension.

It is considered that the height and depth of the proposed rear extension is within acceptable limits and would not be of a scale that would unacceptably impact upon the

neighbouring amenities of the two adjoining houses. Further the application site and adjoining neighbours all have south facing rear gardens, the level of sunlight afforded to these dwellings is therefore largely retained.

It is therefore considered that the site characteristics, single storey nature of the proposal and level of boundary screening would combine to prevent any unacceptable harm to the residential amenities of adjoining properties by reason of overbearing effect, overshadowing, loss of light, loss of privacy or overlooking. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The previous appeal decision for a far larger front extension identified the sensitivity of the application site and the terrace to which it belongs in influencing the character of the locality. The current proposal is of lesser scale than that refused (just over one quarter of the floorspace previously proposed) and is only marginally greater than could be constructed under normal permitted development rights - a reduction in width by only 0.6m or in depth by 0.35m would bring the development into permitted development scope. Having regard to these matters it is considered that the proposed porch extension is now of a scale and design that would be sympathetic to the overall character and appearance of the area.

The proposed rear extension would not be visible from the public domain.

It is therefore considered that the development would not materially alter or harm the existing character and appearance of the area and would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00650 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, unless agreed otherwise in writing by the Local Planning Authority.

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:

Location and Block Plan - Drawing No. 2129.11

Proposed Ground Floor Plan - Drawing No. 2129.04

Proposed Ground Floor Plan (Rear Extension) - Drawing No. 2129.05

Proposed Porch Elevations - Drawing No. 2129.06

Proposed Elevations - Drawing No. 2129.07

Proposed Elevations - Drawing No. 2129.08

Proposed Roof Plan - Drawing No. 2129.10

Reason: - To ensure provision of a satisfactory development.