
Site Address:	19 Grove Road, Havant, PO9 1AR		
Proposal:	First floor rear extensions, upvc replacement throughout and repainting of timber features.		
Application No:	APP/21/00026	Expiry Date:	03/03/2021
Applicant:	Ms Bakeer		
Agent:	Ms McCrudden	Case Officer:	Tina Pickup
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached dwelling located on the north side of Grove Road, close to the corner with Town Hall Road. It comprises a substantial, traditional dwelling with mock Tudor beams painted black on the front gable. The site is located within St Faiths Conservation Area and the St Faiths Conservation Area Appraisal & Management Plan recognises the significance of the spacious and suburban quality of Grove Road. The road is characterised by largely detached properties that all have spacing between at first floor level and the layout and spacings between properties makes a positive contribution to the visual appearance and spacious setting of the street scene and Conservation Area.
- 1.2 Number 19 has dual vehicular access entrance drives at each end of the site, with gravelled frontage for the parking of 2/3 cars. There is a front boundary wall between the two entrances. The dwelling has a traditional attached garage to its western side with lean-to style roof. The house is constructed of red brick at ground floor with white render at first floor, Tudor beams on the front gable, beneath a traditional steeply pitched plain tile hipped roof and central chimney. To the rear the site has an enclosed garden having a length of about 15m.
- 1.3 There is a TPO's yew tree in the south western corner of the garden of 21 such that it is close to the front drive of the application site.

2 Planning History

APP/12/00132 - Reduce 1No. Yew tree (T1) by 2m to previous pruning points, subject to TPO 0970., PERM,23/03/2012

APP/15/01196 - Reduce height and width 1No. hedge (consisting of red berry tree, Laburnum, Rowan and Holly) by 2m along Grove Road boundary. Fell 1No. variegated Conifer. Crown reduce 2No. Pittisporum by 2m. All within Conservation Area of St Faiths., RNO,21/12/2015

3 Proposal

First floor rear extensions, upvc replacement throughout and repainting of timber features.

As originally submitted the proposal included a first floor side extension at the front, but this element was omitted from the proposal due to concerns over terracing effect and loss of this first floor gap that would not preserve or enhance the character of the

Conservation Area and would therefore fail the test of Section 72.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E1*	(High quality design)
E13	(Historic environment and heritage asset)
IN3	(Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

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

5 Statutory and Non Statutory Consultations

Conservation Officer

On Amended plans:

The site is located within the Grove Road residential area of the St Faiths Conservation area. Grove Road is identified in the conservation area appraisal as including properties of considerable quality and significance.

The property is located on the corner of Grove Road and Town Hall Road. It is an attractive detached dwelling with mock Tudor beams painted black on the front elevation.

Proposal

First Floor rear extension, replacement of UPVc windows with new versions and the repainting of the timber features from black to mid grey.

Legislative and Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment

The first floor extension will be located at the rear of the property so not highly visible from the streetscene. Nonetheless, this is in keeping with the character of the main dwelling. The updated windows and repainting of the timber features will improve the visual quality of the property and in turn, enhance this corner of the conservation area.

Overall it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, no objection is raised.

Conclusion

No Objection.

Conditions:

1. Materials for the extension to match those on the existing house unless otherwise specified.

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: 1 - Displayed by applicant due to Covid restrictions

Statutory advertisement: 29/01/2021

Number of representations received: 0

Comment	Officer Comment
None received	

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 and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Parking and Tree

- (i) Principle of development

- 7.2 The application site is situated within the built up area of Havant where further development is considered acceptable subject to the usual development control criteria. The location of the site within St Faiths Conservation Area requires greater care in the consideration of the details to comply with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area.

- (ii) Impact upon the streetscene and Conservation Area

- 7.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the

desirability of preserving or enhancing the character and appearance of that area. The original plans submitted included a first floor side extension above the attached garage. This would have brought the development right up to the shared boundary and resulted in the loss of the gap and separation to the side. The resultant loss of space about the property would have been at variance with the established character of the area and would not have preserved or enhanced the character of the Conservation Area. Following discussions this element of the proposal was omitted from the application.

- 7.4 The amended plans now under consideration relate to 3 areas: a first floor infill rear extension; the replacement of the timber windows with white UPVC; and the painting of the mock Tudor beams grey.
- 7.5 The proposed first floor infill rear extension in the north east corner of the house would continue the existing roof profile and eaves line and remain subservient to the main gable end. Being to the rear it would not be visible from the streetscene except for oblique views across the garden of 21. Other properties in the vicinity have replaced timber windows with UPVC and provided this is undertaken in traditional white would remain visually appropriate to the character of the Conservation Area. (There has been some discussion re using grey UPVC which has been resisted as inappropriate to the palette of materials on this traditional property). The proposal to re-paint the timbers grey is however considered permitted development and it would be inappropriate to resist this change.
- 7.6 Overall the amended proposal is considered to be in keeping with the character of the host dwelling and would preserve and enhance the character and appearance of the conservation area, meeting the tests of Section 72 and policies CS16 and DM20.

(iii) Effect on neighbouring properties

- 7.7 Due to the siting of the proposed first floor extension in relation to the large garden and separation to number 21, there would be no adverse impact from the small extra bulk and mass. No side windows are proposed and there would be no additional overlooking or loss of privacy.
- 7.8 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking and Tree

- 7.9 The proposal would increase the size of an existing bathroom only and the property will remain a 4 bed dwelling. Consequently there would be no change to the parking requirement which would continue to be met on site. The proposed first floor works to the rear are some distance from the TPO tree and would not involve any ground works - as such there would be no impact on the TPO'd tree in the adjacent site.

8 Conclusion

- 8.1 The scale, siting and design of this amended proposal for first floor rear extension, replacement white UPVC windows and repainting of front timbers are considered to have limited and acceptable impact on the neighbours and would preserve the

character of Conservation Area, 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/21/00026

(A) 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 be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable. The replacement UPVC windows shall be installed as white and retained in white in perpetuity unless otherwise agreed by the Local Planning Authority.

Reason: To protect and enhance the visual character of the Conservation Area, having due regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

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

Heritage Statement

Proposed Plans and Elevations Drawing Number PD101 rev A

Reason: - To ensure provision of a satisfactory development.