
Site Address:	27 Redbridge Grove, Havant, PO9 3DE		
Proposal:	Proposed single storey side extension.		
Application No:	APP/20/00035	Expiry Date:	10/03/2020
Applicant:	Mr & Mrs Cook		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey end of terrace located on a corner plot on the South side of Redbridge Grove, Havant. This property is constructed of facing brickwork with concrete tiles. Round the boundary of the property is a low level fence boundary treatment to the front which increases in height at the side. The garden and side elevation of the property borders Redbridge Grove. To the East of the property is a grass verge area, with spaces for parking adjacent to the road.

2 Planning History

97/62846/000 - Detached garage to rear, REF, 16/10/1997
97/62846/001 - Detached garage to rear(revised application) and relocation of the greenhouse with thin garden area., PERM, 24/02/1998

3 Proposal

Proposed single storey side extension.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None received

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 This proposal comprises of a single storey side extension sited on the North West elevation wall of the existing property. It would have dimensions of approximately 5 metres in width, 3.7 metres in height and 7 metres in depth and would have a shallow pitched roof with two windows proposed to the North Eastern elevation on the front elevation wall, one window to the North West elevation as well as one obscured window to the South West (rear) elevation with a rear door. This follows amendments made which have altered the roof slope from a previously proposed flat roof, alongside a reduction in width by 1 metre. The proposed materials include concrete roof tiles to match the existing property as well as facing brickwork also to match existing. There is replacement timber fencing with a gate proposed to the front of the property to match existing.

This side extension would result in a very reasonable increase in footprint to the property, with a width approximately 0.6 metres less than that of the existing house. It's position as an end of terrace property, situated adjacent to the road means that any addition to the side elevation would be highly visible from the street. Despite this, the addition would stand at single storey level, with a modest height. The pitched roof design is judged to be an improvement from the previously proposed flat roof design, making the extension more complimentary with the property and the general character of the surrounding area. It is judged that the addition is acceptable in design and scale, with the proposed proportions deemed necessary for the needs of the applicant. It is judged that there would not be any substantial adverse impact on the character of the streetscene so as to justify adequate grounds for refusal .

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 To the East of the application site is the grassed verge area and car parking areas. To the North West are terraced properties, separated from the application site by Redbridge Grove . There is a gap of approximately 20 metres between the properties and there is not judged to be any significant impact on the amenity of these properties as a result of this development.

To the South West of the application site lies the rear garden followed by a garage sited within the application site. There are no properties located immediately adjacent to the proposed side extension.

- 7.5 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.

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/20/00035 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 development hereby permitted shall be carried out in accordance with the following approved plans:

PL.317.19.01 Location and block plans

PL.317.19-03 REV C Amended proposed floor and roof plans

PL.317.19-04 REV C Amended proposed elevations

Reason: - To ensure provision of a satisfactory development.

- 3 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.