
Site Address:	63 Redbridge Grove, Havant, PO9 3DF		
Proposal:	Two storey side extension.		
Application No:	APP/19/00543	Expiry Date:	24/07/2019
Applicant:	Mr Hunter		
Agent:	Mr S Rolison	Case Officer:	Karen Wooden
Ward:	Bedhampton		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property the subject of this application is an end of terrace property situated on the junction of Redbridge Grove and Hazelholt Drive. To the front of the property is a small communal verdant area.
- 1.2 The property is constructed of red multi brick with concrete hung tiles, which is typical of the materials found within the locality. The boundary to the front of the property is defined by low level fencing, which increases in height to the side boundary.
- 1.3 The character of Redbridge Grove is one of similar size and style properties, many of which have been altered and extended.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Two 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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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

Comment	Officer Comment
I wish to object to these plans for a few reasons. (Redacted text), secondly the extension will block a lot of sun light from my garden, (redacted text) and having a construction site that could block the path way it would be very inconvenient and dangerous	Parts of the objection are not considered to be planning matters and therefore could not constitute a valid reason for refusal. The impact on light has been considered in section 7.

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 parking

(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 The initial proposal submitted showed the proposed extension would be set below the existing ridge line and be set back from the principal elevation of the host dwelling. Following a site visit it was noted that other extensions within close proximity to the application site, including the house at the opposing end of the terrace, had carried out extensions that were not subservient and to this end it was considered that the design would look out of keeping. An amendment has subsequently been received showing the extension to be of the same height and projection of the original dwelling which is considered a more appropriate design. The southern elevation of the extension is to be set a minimum of 1m from the southern boundary, and it is considered that this separation gap will negate the impact on the streetscene.

7.4 The extension is to be constructed using materials of a similar style to those used on the host dwelling, reducing any visual impact on the streetscene.

7.5 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

- 7.6 The extension is to be constructed on the southern side of the existing property and as such will result in no loss of light to either the property or external amenity to the property to the north. Equally there will be no overlooking or loss of privacy.
- 7.7 The rear garden of the application site runs to the east and is approximately 10m in length. The rear of the extension will be in excess of 13m from the side elevation of this neighbouring property, and as such will not result in a loss of light or privacy to the occupiers.
- 7.8 Hazelholt Drive runs to the south of the property, with a separation gap of over 20m between the extension and the southern neighbours.
- 7.9 To the west of the property is a communal verdant area, the highway of Redbridge Grove and further west is an additional communal area, and therefore it is not considered that the extension would have an adverse impact on any neighbours to the west.
- 7.10 Concerns have been raised that the proposal would result in unacceptable noise and dust, loss of light to a garden, and the blocking of the pathway. Small domestic extensions such as the proposal are considered to be acceptable subject to the works complying with the relevant policies, and therefore could not be refused due to temporary noise or dust disturbance caused during the construction period. The impact on the neighbours has been assessed above and concluded that the extension would not result in a loss of light to the neighbouring gardens. With regard to potential blocking of the pathway, it is assumed that any building materials or machinery would be stored within the curtilage of the dwellinghouse and it would not be considered appropriate to condition this due to the scale of the proposal.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have no adverse 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) Impact on parking

- 7.12 The proposal will result in the property increasing from two to three bedrooms and as such will not require the provision of an additional parking space to accord with the Havant Borough Parking Standards.

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/19/00543 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:
Amended site and location plans - 1082 1204 (rev f)
Amended proposed plans and elevations - 1082 1203 (rev c)
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.