
Site Address: 9 Pine Grove, Havant, PO9 2RW
Proposal: Single storey side extension, alterations to fenestration, and new cladding.
Application No: APP/19/00478 Expiry Date: 05/07/2019
Applicant: Mr & Mrs Arstall
Agent: Critchley Architecture and Design Case Officer: Karen Wooden
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Pine Grove, is a detached property set within the built up area of Havant. The application site is located within a cul-de-sac, which is defined by large and spacious plots, which benefits from large trees and hedging. The rear boundary is defined by 1.8 metre closed boarded fencing with mature trees.

2 Planning History

APP/10/00976 - Lawful development certificate for proposed window into stairwell.,
UNK,

3 Proposal

The application is for the erection of a single storey side extension, alterations to fenestration, and new cladding. The application has been amended during the course of the application following concerns raised by officers regarding the proposed use of Marley Cedar cladding on the front of the house would be out of keeping with the character and appearance of the area. The application now proposes to use a grey traditional tile for this element of the proposal.

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

Arboriculturalist, Havant Borough Council

No objection

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: 4

Comment	Officer Comment
We have no objection at all to the proposed changes to 9, Pine Grove, and feel it will enhance the character of the Properties in Pine Grove. Also, this application is of particular interest to us next Door, as we are hoping to do the self-same thing to the Front of our Property in the near future.	
We make no objections to the proposed changes to number 9 Pine Grove. In our opinion, removing the hung tiles and replacing with cladding will enhance the aesthetics of the property.	
We have no objection at all to the proposed changes to 9 Pine Grove and feel it will enhance the character of the properties in Pine Grove	
Modernising a property and using up to date materials seems to be progress to me, There are already several different types of houses in Pine Grove so I cannot see what is the problem with	

what is proposed. I welcome diversity and am in favour.	
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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 has been subject to amendment, following concerns raised by officers with regard to the proposed use of Marley Cedral cladding boards (of a Pewter colour), on a part of the first floor element of the front elevation, which is in a highly visible location would be out of keeping with the street scene. The application now proposes to use a grey traditional tile for this element of the proposal. The palette of colour in the street scene of Pine Grove is very red/brown at present, as such even with the use of a traditional tile the grey proposed will be a departure. However, notwithstanding this, the building occupies a somewhat recessive position in the street, as such, on balance, whilst noting the change in colour of this element of the proposal, it is not considered to have a significant adverse impact on the character and appearance of the area to justify a reason for refusal on this matter.

In summary on this matter, the amended use of materials is considered to be a marked improvement over the originally proposed Marley Cedral cladding boards. Whilst acknowledging that the use of grey tiles is not widely used in the area, the use of this material is not considered to have a significant adverse impact on the character and appearance to justify a reason for refusal on this matter.

The design of the single storey rear extension is deemed appropriate in the context to the main building and is therefore considered to be acceptable. It is noted with regards to the appearance of this element of this proposal has used marley cedral cladding board of a pewter colour. Notwithstanding the concerns outlined above, regarding the re-cladding of the front part of the building, given that this proposal is limited in nature, and is screened from public vantage points, it is considered that the use of the material, on this element of the proposal, is not considered to have a significant adverse impact on the character and appearance of the area to justify a reason for refusal on this matter, as such the development meets 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 The proposed development by virtue of its size, scale, massing and layout 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/19/00478

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 PROPOSED ELEVATIONS 1677_510C
AMENDED PROPOSED FLOOR PLANS 1677_403B
BLOCK PLAN 101B
SITE & BLOCK PLAN 101A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plan 1677-510C, for which an element proposes redland plain tiles 30 slate grey on the first floor of the front gable projection, or shall match, in type, colour and texture, those of the existing building so far as practicable, unless otherwise agreed 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.