
Site Address:	24 Grove Road, Havant, PO9 1AR		
Proposal:	Variation of Condition 3 of Planning Permission APP/18/00476 relating to replacement of Drawing 9C with Drawing 9E showing obscured glass removed and replaced with clear glass.		
Application No:	APP/18/01202	Expiry Date:	14/01/2019
Applicant:	Mr Hounsham	Case Officer:	Bee Crawford
Agent:			
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a an older style detached three storey property which has the benefit of previous extensions, with an attached garage to the side, situated in St Faith's Conservation Area. It has a red tiled pitched roof and elevations of red multibrick with feature cladding to the front gable. The site is level with open vehicular access to the front leading to an area of block paving, enclosed by walls to all boundries. The rear garden is approximately 20 metres deep and is mainly laid to lawn with a large outbuilding, patio area and shrubs, enclosed by walls and fencing ranging in height from 1.6 metres to 2.2 metres.
- 1.2 A pair of two storey semi-detached properties are to the east, a two storey detached property is to the west beyond a public footpath, a two storey detached property is opposite and the rear of two storey terraced properties in Juniper Square are to the rear beyond a public footpath. The area is of medium density with a mixture of older style two and three storey detached and semi-detached of similar and individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

03/50253/002 - Two storey extension to south (rear) elevation, permitted 18/06/2004.
APP/18/00212 - Single storey rear extension, permitted 17/04/2018.
APP/18/00476 - Single storey rear extension (revised application), permitted 10/07/2018.
APP/18/01200 - Variation of Condition 3 of Planning Permission APP/18/00476 relating to obscure glazing to east elevation, drawing 11C to be replaced by drawing 11D for clear glazing - not yet determined.

3 Proposal

- 3.1 The application is for the variation of of Condition 3 of Planning Permission APP/18/00476 relating to replacement of Drawing 9C with Drawing 9E showing obscured glass on the western elevation removed and replaced with clear glass. At the time of the Officer's site visit the clear glazing had been installed.

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

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer - 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: 3

Number of site notices: 1

Statutory advertisement: 07/12/2018

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) 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 The proposed variation to the approved extension would not materially alter the scale and appearance of the scheme approved under application APP/18/00476. It is therefore considered that the change proposed is acceptable and will have no greater impact on the character and appearance of the surrounding area than the previously approved permission. The design and appearance of the proposal is judged appropriate in context to the main building, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is deemed 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 property to the west lies beyond a public footpath and the revision does not impact upon overlooking of any private amenity area of this neighbour. It is therefore considered that there would be no significant impact on neighbour amenity than the works allowed under approval APP/18/00476. The variation to the above permission would therefore continue to accord with the relevant criteria of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The revision to the approved scheme APP/18/00476 is considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity. The variation to condition 3 is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01202 subject to the following conditions

- 1 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.

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

Drg no. 9E	Proposed west elevation plan
Plans previously approved under APP/18/00476:	
Location plan	
Drg no. 1A	Site plan
Drg no. 2B	Proposed block plan
Drg no. 3A	Existing floor plans
Drg no. 4C	Proposed ground floor plan
Drg no. 5B	Proposed roof plan
Drg no. 6A	Existing rear elevation plan
Drg no. 7B	Proposed rear elevation plan
Drg no. 8A	Existing west elevation plan

Drg no. 10A Existing east elevation plan
Drg no. 11C Proposed east elevation plan
Design and access statement revised 8 May 2018

Reason: - To ensure provision of a satisfactory development.