
Site Address:	36 Grove Road, Havant, PO9 1AR		
Proposal:	Single storey rear extension with timber cladding and first floor rear extension.		
Application No:	APP/19/00256	Expiry Date:	26/04/2019
Applicant:	Mr & Mrs Farrer		
Agent:	Mr M Farrer	Case Officer:	Emma Chisnall
	M F Designs Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 36 Grove Road is a large detached two storey dwelling situated at the eastern end of Grove Road within the St Faiths conservation area in Havant. The dwellinghouse reflects a period appearance and contains decorative ridge tiles along the roofline, slate tiles, quoining detail above the windows and is constructed in the majority with red brick. The dwellinghouse is positioned in a generous plot and is set back from the front, rear and side curtilage boundaries which permits access alongside the dwellinghouse into the rear amenity space.
- 1.2 To the front the amenity space is adequate in size and is constructed of a mixture of lawn and gravel with a curtilage boundary constructed of low brick wall with pier detail at the end which is reflective of other boundaries within Grove Road. To the rear the amenity space is generous in size and used as garden space with a curtilage boundary constructed of approximately 1.3m brick wall. No 36 is now able to accommodate parking to the front of the dwellinghouse which alongside a garage to the rear provides a parking provision onsite for three cars.

2 Planning History

APP/17/00093 - Reduction of existing front boundary wall and movement of pier to widen existing garden access and pathway to form drive and allow vehicular access from Grove Road with dropped kerb. Single storey extension to existing garage in rear garden., PERM,21/03/2017

3 Proposal

- 3.1 Single storey rear extension with timber cladding and first floor rear 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Principal Conservation Officer – No Objection

36 Grove Road sits within the St Faith's Conservation Area, the road is a mixture of detached and semi detached dwellings of Victorian/Edwardian period. A key feature of the road is the presence of low level boundary walls whilst the walls vary in style they are by in large original to the individual properties.

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 first-floor rear extension and single storey extension are of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extensions are also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to be submitted

Having now seen the materials submitted I can confirm I am happy with these and no conditions are now necessary.

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: 2

Statutory advertisement: 15/03/2019

Number of representations received: 2

Comment	Officer Comment
No. 34 was extended buy a 3 metre rear extension recently. This plan is for a 4 metre extension plus a second story of 3 metres. It has also recently had a full width brick and slate building erected at the bottom of the garden. Grove Road is a conservation area (designated area), therefore the proposed extension does not meet the conditions set for these areas for permitted development, hence the planning application. Unlike the other houses in the block my house is not double fronted and has its main windows on the side (east/west). The proposed extension would have an adverse effect on my property by presenting a large mass of building directly by my west windows, blocking light and having an unsightly aspect. One bedroom would be particularly affected reducing the outlook significantly. The 4 metre single story would be less than 1.5 metres from my boundary and give a claustrophobic feel to my property. The guidance for conservation areas permitted development precludes: . 4 metre single story . Two story . Cladding. This application has all three and I believe that this guidance was specified for good reasons and is very apt for areas such as Grove Road therefore I object to the application.	See section 7 See section 7
I have already lodged an objection. However, I would like to add to my previous comments. I said that one bedroom is significantly affected, having looked this morning, the only dining room window would be completely blocked by the proposed extension making the room extremely dark with an outlook on blank wall. Very unattractive.	See section 7

I also noted that a shed the full length of the house has been erected on the east side which abuts directly onto the boundary wall. I thought that this was not permitted by planning laws. In the interests of neighbourliness I have made no complaints about this, however the plastic roof is unsightly (I was told it would be slate) and if combined with the proposed extension gives a truly appalling outlook from our dining room. As all the windows in the house have been in place for 40 to 100 years, it cannot be acceptable to blank them off like this.	This does not form part of the proposal and therefore cannot be commented on further.
--	--

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. The dwelling is situated in the St Faith conservation area and as such regard must be paid to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Appropriateness of design and impact on the character of the area

7.3 No 36 Grove Road is a characterful dwellinghouse which has a prominent view along Grove Road. The application proposes a part single storey and two storey rear extension which shall be in line with the existing elevations of the property thereby protecting the visual appearance of the dwellinghouse from Grove Road and maintaining the existing character of the area from the highway. Grove Road is a streetscene where development is present and therefore although the works shall be partly viewable from the public domain of Orchard Road to the west the development is considered to not appear significantly out of place nor to detract significant character from the area as a result. The development is considered to be acceptable.

7.4 Due to the dwellinghouse being positioned in the St Faiths conservation area the Conservation Officer has been consulted with and the following comments have been made: *'The first-floor rear extension and single storey extension are of a design and size that would not cause any adverse impact on the character of the Conservation Area.'*

The extensions are also in keeping with existing property and would not appear overly dominant'. Samples have been submitted by the agent for the brickwork and the cladding and it is considered that the Imperial 121 handmade bricks would be appropriate and acceptable for the walls alongside the Russwood SILA A/B RW360 natural wood cladding. These shall be conditioned to be used with any decision issued.

- 7.5 The design of the development is considered to achieve a subservient appearance on No 36 and shall be set down from the ridge height, in line with the existing elevations, pitched and hipped at two storey height with the remaining works being single storey and flat roofed in nature. This is considered to create an appropriate and proportionate appearance on the dwellinghouse which is acceptable.
- 7.6 The proposal is therefore considered to preserve the character of the conservation area and thus accords with the statutory duty set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and policies CS16, CS11 and DM8 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 The development has the potential to impact the adjacent property to the west No 34 Grove Road from creating a two storey development in proximity to the boundary. However, it is noted that the works shall be set off the shared boundary by approx 1.5m creating a distance between the neighbours of approx 3.5m which would reduce any visual dominance caused by the development. In addition to this the development has a pitched roof in nature which shall ensure that the highest part of the development is set further away from this neighbour which combined with a reduced ridge height would improve the visual impact caused further. Furthermore the design of the roof has been hipped to the rear which in combination of the assessment above is considered to ensure that light levels are not significantly impacted reaching No 34 nor shadowing created as a result. A first floor window is proposed on the west side elevation and is proposed to be fitted with obscure glass below 1.7m from the proposed finished floor level to prevent over-looking and protect privacy levels between the neighbours. This shall be conditioned with any decision with the obscure glass element fixed shut in order to protect privacy levels. The works are therefore, on balance, considered to be acceptable.
- 7.8 No 38 Grove Road is the dwellinghouse to the east of the application site and following a site visit it was noted that windows are present in the east and west side of the neighbouring property serving primary windows predominantly on the ground floor. The design of the neighbouring dwelling is also different to No 36 and is deeper and narrow in form extending further into the rear amenity space than No 36 currently. This would ensure that only one window serving No 38 on the ground floor has the potential to be impacted by the proposed development as the other windows towards the front of the dwellinghouse already look out onto the two storey side wall of the neighbouring dwelling which is already in closer proximity to the neighbour. The final window towards the south end of No 38 shall be mostly free from the development as the works proposed at No 36 do not extend to this depth nor past the rear elevation of No 38.
- 7.9 The proposed two storey element of the proposal at No 36 shall be positioned to the west side of the application site and shall be set away from No 38 by approximately 8.5m which is considered to be a suitable distance to ensure that the development does not appear over-bearing or oppressive from this neighbour.

Furthermore the works are set down from the main ridge height and are pitched away from No 38 which shall ensure that the highest part of the development is approximately 9.5m away from this neighbour reducing this impact further. Combined with a hipped roof to the rear the development is considered to not significantly impact light levels reaching No 38 nor create significant shadowing as a result and therefore the level of harm caused is considered to not be significant enough to warrant a refusal of the planning application and the works are considered to be acceptable.

- 7.10 The single storey works proposed to No 36 shall be in line with the existing side elevation of the dwellinghouse and shall be set away from the shared boundary with No 38 by approx 1.5m creating a total distance between the dwellings of approx 4m. The Borough Design Guide stipulates that single storey extensions should be set off the shared boundary by 1m which the works proposed at No 36 achieves. Furthermore, under Permitted Development Rights detached properties are typically allowed to extend to the rear by 4m in depth depending on the height, materials and other criteria etc and therefore the depth and height element of the single storey works are considered to not breach this usual allowance and could be built to a similar scale and position without planning permission. Although it is noted that the works do have the potential to impact No 38 this would be by a moderate amount with light impacted only in the late afternoon/early evening which the design of the flat roof proposed would improve and reduce. Therefore with the single storey works being compliant with part of the PD rights and the Borough Design Guide the development is considered to not warrant a refusal of planning permission and is considered to be acceptable.
- 7.11 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to conserve the character and setting of the St Faith Conservation Area. The proposal would have a limited and acceptable impact on the amenities of nearby residents. The development is considered to therefore accord with the requirements of the adopted Local Plan and is considered acceptable for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00256 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:

Design and Access Statement: Received 01.03.2019

Location and Block Plan: Received 01.03.2019

Proposed Floor Plan: Drawing No P_12

Proposed Elevations Plan: Drawing No P_13

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and shall be Imperial 121 Handmade bricks for the walls and Russwood SILA A/B RW360 natural wood for the hereby approved cladding.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor west side elevation serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.