
Site Address:	32 Grove Road, Havant, PO9 1AR		
Proposal:	Remove existing rear conservatory and erect single storey rear extension.		
Application No:	APP/18/00128	Expiry Date:	28/03/2018
Applicant:	Mr & Mrs Dunn		
Agent:	Miss Brown	Case Officer:	Karen Wooden
Ward:	St Faiths		
Site Visit Date:	22/02/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached period property predominantly of brick construction, with stone framing the windows. The slate roof is pitched and includes decorative tiles to the ridge line. The property sits within a good size plot on the corner of Grove Road and Orchard Road within in the Conservation Area of St Faiths in Havant. The streetscene comprises a mix of detached and semi detached houses of varying designs.
- 1.2 Although there is diversity in the streetscene, the front elevations of the application site and No. 34 Grove Road, which are located either side of the entrance to Orchard Road, are very similar in appearance.
- 1.3 The boundary treatment to the front of the dwelling is a 0.9m high brick wall, rising to a height of 1.7m to the side of the house which fronts Orchard Road.

2 Planning History

92/57083/000 - Erection of amateur radio mast/aerial (max. height 12.5m) on rear of house., REF,30/03/1992
APP/16/00461 - Fell 1No. Cherry tree; remove dead wood 1No. Apple tree and trim small branches by 4m from branch overhanging pavement; Crown reduce 1No. Magnolia by 2m, remove crossing branches and dead wood., RNO,16/06/2016

3 Proposal

Remove existing rear conservatory and erect single storey 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
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer No objection

32 Grove Road is a nicely detailed two storey detached Edwardian House. A single storey conservatory is to be removed as part of the proposals. It is of no historic significance and as such its demolition is accepted.

The replacement single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

No objection subject to the following condition:

- 1) Materials to match.

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: 4

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 16/02/2018

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 Conservation 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) Impact on the Conservation Area and character of the area

- 7.3 The proposed single storey extension is to be located to the rear of the property and as such will not be visible from Grove Road. It is accepted that part of the roof of the extension will be visible Orchard Road, however the impact will be reduced due to the height of the existing wall which acts as the boundary treatment. The roof is to be

constructed with slate tiles to match those of the host dwelling and this will further reduce the impact. The Conservation Officer is of the opinion that the proposed extension will not appear over dominant or out of character within the Conservation Area.

- 7.4 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

- 7.5 Due to the proposed location of the extension, it will not result in overlooking or loss of light to the neighbouring properties to the north, east or south of the application site.
- 7.6 No. 30 Grove Road is a large detached property which lies to the west of the application site. A gap in excess of 1.5m will be retained between the extension and the boundary, with a separation gap of approximately 3.5m between the proposed extension and the south eastern corner of this neighbouring property. Taking this, along with the orientation into consideration, the extension will not result in a significant loss of light No. 30 Grove Road. The plans show that no windows or doors will be inserted into the western elevation of the extension. It is therefore considered that the proposal will not result in significant overlooking.
- 7.7 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/18/00128 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:
Location plans - WYN-008
Existing ground floor plan - WYN-001
Existing first floor plan - WYN-002
Existing elevations - WYN-006
Proposed ground floor plan - WYN-003
Proposed first floor plan - WYN-005

Proposed elevations - WYN-011

Design and access statement

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.