
Site Address:	24 Grove Road, Havant, PO9 1AR		
Proposal:	Single storey rear extension (revised application).		
Application No:	APP/18/00476	Expiry Date:	04/07/2018
Applicant:	Mr Hounsham		
Agent:		Case Officer:	Bee Crawford
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.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension (revised application).

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection - please apply an informative that there must be no dumping, storing or mixing of materials within the rooting areas of trees on the south-western boundary of the rear garden.

NB: Informative recommended.

Principal Conservation Officer, Development Control

No objection to conservatory

The 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.

No objection subject to the following condition:

Materials to match

Objection to steel flue

These are additional comments relating to the proposed wood burning stove flue:
The black steel flue will be visible in important public views from Grove Road and the adjacent public footpath. I cannot support the implementation of such a structure within the existing street scene as it is clearly out of character the existing property and the broader context of the conservation area. I have considered that the flue is to be black in colour, however, I do not consider that this will address the adverse visual impact. The key test for development in conservation areas is to "preserve and enhance" the character and appearance of the area. The proposed work would fail this test. Accordingly, I must recommend refusal.

Refuse:

The steel flue is out of character with the building and broader historic context within which it is set. It will be visually prominent, particularly in views from Grove Road and the immediately adjacent footpath and forms a discordant feature within the conservation area.

The applicant has subsequently removed the flue element of the proposal from the application.

Environmental Health Manager, Community Group

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have perused the enclosed plans / documentation provided by the applicant. It would

appear that the proposed new flue is to serve a new wood / log burner installation, in the existing ground floor living room extension. Based on the current proposed positioning and height of the flue, there is a possibility for smoke nuisance to applicants own property if roof lights/ windows are openable as prevailing wind is south westerly, and to neighbouring properties linked to wind direction and operator efficiency.

If consent is to be granted on this application, I would ask that the following informatives be added to any positive Decision notice.

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

This informative is not relevant due to the flue having been removed from the application.

NB: Informatives recommended.

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: Not applicable.

Statutory advertisement: 25/05/2018

Number of representations received: 2

Comment	Officer Comment
We object to the current proposed application, namely installation of a flue for woodburning stove. Reviewing the revised plans, which have now been updated to reflect this.... we have significant concerns - the flue is not in keeping with the other properties in the area (Conservation area) whereby chimney stacks add significantly to the character of the the road - black steel does not. Added to this, the plans ommit the height of the flue & as they are currently drawn reflect a height some half way up the ridge of the roof well below the existing chimney heights of neighbouring properties. A consequence of this would mean that when the fire is alight, smoke will be exiting at a much lower height - and given the proximity of our house & depending upon the wind direction - be blowing our way. Our sons bedroom is located on that side of the house & this would be polluting and unacceptable. On these grounds we object to this.	The flue element of the proposal has subsequently been removed from the scheme.
I would like to thank my neighbour in 22 Grove Road for taking the time to comment on my application. I am aware that the woodburner flue will be visible from his property. However the wall already has a number of black soil and waste pipes, so I feel another black pipe will not make a material difference. The height of the flue is set by Regulations to ensure it works effectively without interference from or to surrounding properties. Also the prevailing wind blows from his house towards mine, so minimising any possible smoke nuisance. New Government guidelines for woodburners advise the burning of only properly seasoned wood to minimise smoke nuisance, and we will be	The flue element of the proposal has subsequently been removed from the scheme.

complying with this to ensure our woodburner has only a minimal impact on the local environment.	

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 the conservation area
- (iv) 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 proposal is for a single storey extension extending across the width of the rear elevation of the property and would be partially visible from the public footpath to the western side and rear of the property. Although the property already benefits from a generous three storey rear extension, the current scheme is of a modest depth and can be comfortably accommodated within the extent of the site, retaining sufficient amenity space in the rear garden. The proposed materials would reflect the existing dwelling, which are considered to be appropriate to the property and the context of 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 the conservation area

7.5 The property is an unlisted building in St Faiths conservation area. The Council's Principal Conservation Officer raised no objection to the single storey rear extension element of the scheme and is of the view that the proposed rear extension is of a scale that would conserve the character and setting of the conservation area. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

7.6 With respect to the proposed flue on the western elevation of the property, the Principal Conservation Officer raised an objection and recommended refusal. The applicant has subsequently removed the flue element of the proposal from the application.

(iv) Effect on neighbouring properties

7.7 Concern was raised by the owner of the neighbouring property to the west regarding the proposed flue, however this was subsequently removed from the application.

- 7.8 There is a distance of approximately 2 metres from the eastern boundary of the application site and the western elevation of the neighbour's property. Furthermore, the extension is set in by 3.1 metres from this boundary and has a total depth of 2.4 metres which chamfers away from both side boundaries.
- 7.9 A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground floor windows at 26 Grove Road. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.
- 7.10 The height of the extension is 3.1 metres and the mono-pitched roof slopes away from the boundaries which would lessen any perception of the scheme being overbearing.
- 7.11 The side elevations of the previous proposal granted under APP/18/00212 were predominantly glass, and in order to protect the privacy and amenities of the occupier of the neighbouring property at 26 Grove Road, a condition was recommended for the windows on the eastern side of the extension to be obscure glazed and with the top fanlights only to be openable. The side elevations of the revised scheme consist of brickwork, non-opening windows and obscured glazing fitted to the windows of the eastern and western elevations parallel to the side boundaries. It is considered these changes address the concerns raised for the previous application and a condition is not appropriate in this instance. Furthermore, it is deemed the degree of impact is not considered so great as to constitute a defensible reason for refusal. It is noted no objections were raised with respect to this element of the scheme.
- 7.12 Consequently, it is considered that the proposal is unlikely to 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 would not result in any harm to the character and appearance of the St Faith's Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00476 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 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.

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

Location plan

Drg no. 1A

Drg no. 2B

Drg no. 3A

Drg no. 4C

Drg no. 5B

Drg no. 6A

Drg no. 7B

Drg no. 8A

Drg no. 9C

Drg no. 10A

Drg no. 11C

Site plan

Proposed block plan

Existing floor plans

Proposed ground floor plan

Proposed roof plan

Existing rear elevation plan

Proposed rear elevation plan

Existing west elevation plan

Proposed west elevation plan

Existing east elevation plan

Proposed east elevation plan

Design and access statement revised 8 May 2018

Reason: - To ensure provision of a satisfactory development.