
Site Address:	13 Redbridge Grove, Havant, PO9 3DE		
Proposal:	Retention of single storey rear extension.		
Application No:	APP/17/00221	Expiry Date:	22/05/2017
Applicant:	Miss S Chaplin		
Agent:		Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 13 Redbridge Grove is an end of terrace two storey dwelling situated on level ground in Havant. The application is retrospective and a single storey extension has been erected to the rear in close proximity to the shared boundary with No 15 Redbridge Grove. The extension has been built in matching materials to the main dwellinghouse which consists of red facing brickwork and concrete tiles for the roof.
- 1.2 To the front the amenity space is moderate in size, mostly laid as lawn and is surrounded by an open boundary around the curtilage. To the east the curtilage boundary is constructed of a mixture of hedging and fencing which vary in height. To the rear the amenity space is adequate in size measuring approximately 7.5m in depth following the development of the extension. The remaining space is mostly hard-surfaced using gravel and is surrounded by a curtilage constructed of timber fencing approximately 1.8m high.

2 Planning History

None

3 Proposal

Retention of single storey rear extension.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

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)

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

5 Statutory and Non Statutory Consultations

None

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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
- (iv) Parking

(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 single storey extension has been constructed to the rear of No 13 which is positioned at the end of a terrace block on a corner plot in Redbridge Grove. Due to the works being positioned to the rear of No 13 the development does not impact the visual amenity to the front of the dwellinghouse but there is the potential for a visual impact to be created to the rear/south. However, following a site visit it was noted that the site is screened adequately by 1.8m timber fence which surrounds the curtilage boundary and as such the works are considered to be sufficiently hidden having an limited and acceptable impact on character of the area.

7.4 The design of the extension is considered sound and the development has been constructed with matching materials to that of the existing excluding a small area of breeze block to the west which helps the works look in keeping to No 13 and not out of place. The development is considered to achieve a subservient appearance on No 13 and is set in from the east elevation and only breaches permitted development criteria marginally in relation the height and depth of the extension.

7.5 Following a site visit it was acknowledged that the terrace block to which No 13 is attached does not contain examples of single storey extensions to the rear and that the works to No 13 would have the potential to create a precedent for this type of development. However the application site is positioned within the defined urban area and therefore the principle of the development is considered acceptable. The harm

caused by the development is also considered to have a limited and acceptable impact and therefore on balance it is considered that the precedent for this type of development is acceptable.

- 7.6 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

- 7.7 Following the development of the single storey extension to the rear, No 13 Redbridge Grove has retained an amenity space to the rear of the dwellinghouse measuring approximately 7.5m in depth. Although a 10m depth of amenity space is usually required to be maintained in order to provide a sufficient space, the occupiers of No 13 are happy with this reduction and following a site visit it was acknowledged that the depth still maintains an acceptable amount of useable space. Therefore on balance the development is considered to not result in a significant loss of space and is considered to be acceptable.

- 7.8 No 13 is positioned at the end of the terrace block in Redbridge Grove and is separated by the dwellings to the rear and east by the highway sufficiently enough for the works to not create any significant adverse impact. However the development is positioned up to the shared boundary with No 15 Redbridge Grove and therefore has the potential to create an adverse impact. As a result of this close proximity certificate B was submitted to the Local Planning Authority and notice served to the occupiers of the dwellinghouse. A site visit was also performed to No 15 where it was noted that the eaves height of the extension was approximately 0.26m over the permitted height of a boundary fence. The roof is hipped away from No 15 and no windows or doors have been installed in the western elevation in order to ensure no over-looking nor loss of privacy is created as a result. Sufficient screening in place by the shared timber boundary along the curtilage which is approximately 1.8m high and it was felt that on balance that the dominance of the existing extension did not result in a significant level of harm to the neighbouring dwellinghouse. Within the rear elevation of No 15 a window is in place that serves a kitchen and a door to the western side which leads out into the garden. Although the development breaches the permitted development depth allowed without planning permission by over approximately half a meter it was felt when stood at the window that the impact of the development was not significantly oppressive due to the low eaves height on the extension and that there was adequate screening in place between the development and No 15. Therefore it was considered that on balance the development would not warrant a refusal of planning permission based on the height, design proposed and impact to the visual outlook of the neighbouring dwellinghouse.

- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The single storey extension has not increased the amount of bedrooms contained within No 13 Redbridge Grove and is currently used as dining room. As such the

development is considered to accord with the Borough's Parking SPD and there is no need for an additional parking space to be provided. All dwellinghouses along Redbridge Grove are served with parking from a communal front space and with no terrace's within the block containing No 13 having the space to part onsite.

8 Conclusion

- 8.1 The retrospective application for the single storey rear extension is considered to result in a limited and acceptable impact which would not warrant a refusal of planning permission. Therefore the development is considered to be acceptable and can be granted retrospective planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00221 subject to the following conditions:-

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

Site Location Plan: Licence Number 100047474

Block/Site Plan: Licence Number 100047474 received 13.03.2017

Photographs of site received 28.02.2017

Floor Plan: Received 28.02.2017

Reason: - To ensure provision of a satisfactory development.