
Site Address:	21 Grove Road, Havant, PO9 1AR		
Proposal:	Proposed dormer window to east elevation, replacement conservatory and windows.		
Application No:	APP/18/00339	Expiry Date:	22/05/2018
Applicant:	Mr & Mrs Ackworth		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	St Faiths		
Site Visit Date:	15/05/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within St Faith's Conservation Area and relates to a detached chalet style bungalow located on the north side of Grove Road on the junction with Town Hall Road, such that the site has two road frontages. Those frontages are bounded by high brick walls. A pedestrian gate is located within the Grove Road frontage and a vehicular access with sliding gates in the Town Hall Road frontage.

The dwelling has a slate roof with velux windows in the west, north and east roofslopes which serve bedrooms and bathrooms. The site is flat and level with an old stable/garage located within the north-east corner of the site. The dwelling is located on the eastern half of the plot with a large (15m) wide side garden.

The surrounding area is residential with mainly substantial two storey dwellings. To the west, No 19 is a two-storey dwelling having its side elevation set close to the shared boundary with 2 first floor windows and 2 ground floor windows facing the site. No 20 Town Hall Road to the north, abuts the stable/garage but extends further westward with a sloping clear glazed conservatory. To the east, on the other side of Town Hall Road are a pair of semi detached high density dwellings set at 45 degrees with very small gardens.

2 Planning History

97/50552/004 - Prune 4 trees (Laburnum, Holly, Rowan and one other) on Grove Road frontage and all within St Faiths Conservation Area
, RNO,23/07/1997

97/50552/005 - Pruning of Yew tree on Grove Road frontage subject to TPO 970 (tree T1), PERM,19/09/1997

91/50552/002 - Outline for detached dwelling with garage (renewal of 88/50552)

, PERM,06/06/1991

93/50552/003 - Lightly trim, to within 0.5m of boundary and to clear porch and footway, crown of Yew T1 covered by TPO 970, PERM,

05/50552/006 - Application to crown reduce by 10% a Common Yew tree (T1) subject of TPO 0970., PERM,09/09/2005

05/50552/007 - 20% crown reduction of Ornamental Plum, for 20% crown reduction of Holly and for 40% crown reduction of Pittosporum all within the curtilage of 21 Grove Road within St Faiths Conservation Area., RNO,09/09/2005

09/50552/008 - Crown reduce by 10% 1No. Yew tree (T1), subject to TPO 0970.,
 PERM,08/10/2009
 APP/12/00132 - Reduce 1No. Yew tree (T1) by 2m to previous pruning points, subject
 to TPO 0970., PERM,23/03/2012
 APP/15/01196 - Reduce height and width 1No. hedge (consisting of red berry tree,
 Laburnum, Rowan and Holly) by 2m along Grove Road boundary. Fell 1No. verigated
 Conifer. Crown reduce 2No. Pittisporum by 2m. All within Conservation Area of St
 Faiths., RNO,21/12/2015
 APP/15/01207 - Crown reduce 1No. Yew by 1m, subject to TPO 0970.,
 PERM,24/12/2015
 APP/16/00457 - Proposed dormers to north, east and west elevations; addition of
 porch to east elevation; rebuild and alter veranda on north elevation; demolish section
 of eastern boundary wall to Town Hall Road to widen existing vehicular access and
 create pedestrian access with provision of 1.6m high gates; proposed car port to west
 of existing outbuilding; revised fenestration to outbuilding (Revised proposal).,
 PERM,15/07/2016

3 Proposal

This application is for an additional dormer window to be set within the roof slope of the eastern elevation, the replacement of the conservatory to the western elevation and the addition and replacement of windows to the Coach House.

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
 DM20 (Historic Assets)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist
 No objection.

Conservation Officer, Development Control
 Principal Conservation Officer ? No Objection

21 Grove Road is located within the St Faith Conservation Area. Grove Road itself encapsulates the late suburbanisation of the town. Laid out between 1900-1914, Grove Road has a very generous wide road section with good sized gardens to the front and rear of properties. The overall character is spacious and very suburban. A series of rat trap bond walls also form important boundaries to some of the houses. 21 Grove Road in particular is set within a large plot and has an important Rat Trap Bond wall that bounds the site

In regards of the proposed extensions to the property the enlarged conservatory and additional dormer window is of a design and size that would not cause any adverse impact on the character of the Conservation Area. They would also be in keeping with existing property and would not appear overly dominant.

The scheme would preserve the character of the conservation area in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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: 1

Statutory advertisement: 20/04/2018

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) Effect on the character and appearance of the area and Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

2

3

The site lies within the urban area where new development should be concentrated as a matter of principle, subject to being appropriate to the character of the area and detailed development control considerations. The location of the site within a Conservation Area does not result in an objection in principle to new development, but requires greater care in the consideration of the details to ensure that the statutory duty to preserve or enhance the character of the Conservation Area is achieved.

(ii) Effect on the character and appearance of the area and Conservation Area

The proposal is sited within St Faith's Conservation Area and Grove Road itself is of sufficient quality and significance to warrant its own Character Area within the Conservation Area. The St. Faiths Conservation Area Appraisal &

Management Plan document specifically notes that "*The character area encapsulates the late suburbanisation of the town. Laid out between 1900-1914, Grove Road has a very generous wide road section with good sized gardens to the front and rear of properties. The overall character is spacious and very suburban*" (para 7.3.5) ...and "*The boundary walls and soft landscaping in the form of hedges and small trees to boundaries forms a very positive part of the character of this sub-area.*" It is also noted that "*There is another small group off Town Hall Road which tighten the townscape looking north (figure 22). The cottages which follow the line of the path are thought to have originated as farm buildings.*" The importance of the boundary walls are noted "*A series of rat trap bond walls form important boundaries to some of the houses. Boundary walls of flint also line a series of footpaths (Twittens) linking Grove Road with the rear of East Street and South Street and beyond into Juniper Square*"

- 7.2 The proposed rear extension is to be sited onto the western elevation, replacing the existing side addition. The new extension will project 2.55m from the original dwellinghouse, and is to be constructed using materials similar to those used on the host dwelling. The extension is to be set approximately 10m from the public domain and 15m from No. 19 Grove Road to the west. It is considered that the extension would conserve the character of the conservation area, and will not result in overlooking or overbearing to the neighbouring properties.
- 7.3 The property is currently undergoing alterations that were approved under planning permission APP/16/00457, which included the addition of two pitched roof dormers and two roof lights to the eastern elevation. This current application seeks to replace one of the approved rooflights with an additional pitched roof dormer to match. It is considered that the design and size of the dormer window would conserve the character and appearance of the Conservation Area.
- 7.4 The final element of this application is the addition of one window and replacement of two existing windows within the Coach House, which is sited in the north eastern corner of the site.
- 7.5 The window to the eastern elevation faces onto Town End Road and is considered to be in a relatively poor state of repair. The proposed windows are to be white casement uPVC windows.
- 7.6 The window to the southern elevation faces towards the northern elevation of the host dwelling. This window is not readily visible from the streetscene unless the vehicular access gate is open. This window is also in a relatively poor state of repair.
- 7.7 The western elevation of the Coach House faces onto the garden and will not be visible from the public domain.
- 7.8 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 conserve and enhance the character and appearance of the Conservation Area.

(iii) Impact on residential amenity

- 7.9 The proposed extension to the western elevation is set approximately 15m from the neighbouring property to the west and in excess of 20m from the nearest property to the south. Due to this separation gap it is not considered that this element of the proposal would have a negative impact on the occupiers of the neighbouring properties.

- 7.10 With regard to the proposed additional dormer window, the previous application addressed concerns that had been raised regarding potential overlooking to the properties to the east of the application site. An internal site visit was undertaken to assess the level of overlooking available through the velux windows that were in situ at this point. It was considered that the velux windows, being large and very low, enabled full views over surrounding gardens and properties and therefore the addition of the two dormer windows would not increase the potential for overlooking. It is not considered that an additional dormer window to the north of those permitted under application APP/16/00457 would result in a significant increase in overlooking and furthermore no objections have been received from the occupiers of the neighbouring properties.
- 7.11 With regard to the Coach House, the windows to the eastern and southern elevation are already in situ and the replacement of these units with windows of the same size will not result in any additional overlooking. Furthermore the proposed window to the western elevation overlook the garden of the application site and will not overlook any neighbouring properties or amenity spaces.
- 7.12 Consequently, it is considered that the proposal will not 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 alterations the subject of this application are considered to respect the historic setting of the site and are appropriately muted/natural to preserve the setting of the Conservation Area. Accordingly the application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00339 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 plan & bloc plan - 1607-110
Approved site plan - 1607-111
Proposed site plan - 1607-112
Existing ground and first floor plans - 1607-210
Coach House - existing plans - 1607-211
Approved alterations (west and east elevations) - 1607-310
Approved alterations (north and south elevations) - 1607-311
Proposed ground and first floor plans - 1607-410 (rev b)
Coach House - proposed plans - 1607-411 (rev a)
Proposed elevations (west and east elevations) - 1607-510 (rev b)

Proposed elevations (north and south elevations) - 1607-511 (rev b)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.