
Site Address:	24 Grove Road, Havant, PO9 1AR		
Proposal:	Single storey rear extension.		
Application No:	APP/18/00212	Expiry Date:	17/04/2018
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

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a 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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

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.

Conservation Officer, Development Control

No objection

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

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: 16/03/2018

Number of representations received: 2

Comment	Officer Comment
The proposed extension to 24 Grove Rd is to the rear and west of my property. This extension is being added to an already two story extension which is approx 15 ft in depth. Therefore with the new proposal the entire depth of building will be 25 ft approx. The existing extension at 26 is already proud of my single story flat roof extension by over 5ft. Therefore the added proposal of 9ft I	See section 7.

feel is too intrusive and detrimental to my property. I also have deep reservations concerning the proposed height of the extension which is way beyond the height of the first floor which I believe will be intrusive and unsightly ,with the added concern to stealing my light .My main living is at the rear and I am deeply concerned about my privacy ..24 Grove Rd already have 2 windows to the side that look directly into my home. The windows proposed are so high my privacy will certainly be invaded as I have 2 x windows and French doors to the rear wall. As stated the proposed extension to 26 is to the west boundary of my property The owners have already erected a 25ft long workshop which runs along side this boundary. There is then a gap where there are five existing fruit trees before the proposed development ends. The west wall which is picturesque and in keeping with the conservation area will be completely hemmed in by buildings. I sincerely hope you can recognise my concerns.	See section 7.
My comment relating to this application is centred around the potential rear extension & the disproportionate nature of garden Vs house. Within this property there is already an very large shed, adding a rear extension will significantly impact upon the ratio & set a wider precedent for what is already a conservation area.	See section 7.

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 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).

(iii) Effect on neighbouring properties

- 7.6 Concern was raised by the owner of the neighbouring property to the east regarding the proposal resulting in a loss of light and privacy and that the extension would project beyond the rear elevation of their existing extension. 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.
- 7.7 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.
- 7.8 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.
- 7.9 Following a visit to the neighbouring property at 26 Grove Road, in order to protect the privacy and amenities of the occupier of this property, a condition is recommended for the windows on the eastern side of the extension to be obscure glazed and with the top fanlights only to be openable. Consequently it is deemed the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.10 With respect to the concerns raised regarding the disproportionate nature of the

property to the garden, whilst it is acknowledged the property already benefits from a generous rear extension and there is a large shed in the rear garden, it is deemed the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised.

- 7.11 Consequently, with recommended conditions, 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00212 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted all the windows in the ground floor shown on the eastern elevation, drawing no. 11A shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) with only the top fan lights openable 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 1A	Site plan
Drg no. 2A	Proposed block plan
Drg no. 3A	Existing floor plans
Drg no. 4A	Proposed ground floor plan
Drg no. 5A	Proposed roof plan
Drg no. 6A	Existing rear elevation plan
Drg no. 7A	Proposed rear elevation plan
Drg no. 8A	Existing west elevation plan
Drg no. 9A	Proposed west elevation plan
Drg no. 10A	Existing east elevation plan
Drg no. 11A	Proposed east elevation plan
Design and access statement	

Reason: - To ensure provision of a satisfactory development.