

Consultee Comments for Planning Application APP/17/00093

Application Summary

Application Number: APP/17/00093

Address: 36 Grove Road, Havant, PO9 1AR

Proposal: Conservation consent for reduction of existing front boundary wall and movement of pier to widen existing garden access and pathway to form drive and allow vehicular access from Grove Road with dropped kerb. Single storey extension to existing garage in rear garden.

Case Officer: Emma Chisnall

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: FAO Conservation Officer, Development Control

Comments

Principal Conservation Officer No Objection (amended comments 08/03/2017)

36 Grove Road sits within the St Faiths Conservation Area, the road is a mixture of detached and semi detached dwellings of Victorian/Edwardian period. A key feature of the road is the presence of low level boundary walls whilst the walls vary in style they are by in large original to the individual properties.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Having recently dealt with a similar application in Grove Road for the removal of a section of wall it appears that this work is permitted development. However, the works to construct a new wall pier requires planning permission. The pier will be constructed to match the existing and is to be set at the end of the section of wall which is to be retained. If the works to open up a new access are to go ahead the appearance of the retained wall and pier would be acceptable. As such it considered the character of the conservation area would be preserved.

The single storey extension to the garage 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/ garage and would not appear overly dominant.

No objection subject to the following condition:

1) Materials to match.