
Site Address: 53 Redbridge Grove, Havant, PO9 3DF
Proposal: Two storey side extension with gable to match existing brickwork.
Application No: APP/17/00721 Expiry Date: 06/09/2017
Applicant: Mr P Kerton
Agent: Mr M Cotton Case Officer: Karen Wooden
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property the subject of this application is an end of terrace property situated on the south western side of Redbridge Grove. This part of Redbridge Grove benefits from a small communal verdant area to the front of the site.
- 1.2 The property is constructed of red multi brick with concrete hung tiles, which is typical of the materials found within the locality. The boundary to the front of the property is defined by low level fencing, which increases in height to the side boundary. A high hedge to the side also provides screening from the roadside.
- 1.3 Many alterations to the original properties can be found within Redbridge Grove, including two storey side extensions similar to that the subject of this application

2 Planning History

The application site has a dormer window to the roof which was constructed under Permitted Development.

3 Proposal

Two storey side extension with gable to match existing brickwork.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application.

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: 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) Impact on 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 initial proposal submitted showed the proposed extension would extend to the boundary line. Whilst it is noted that the locality is of high density, there is a sense of space and open character. It is considered that the bulk and mass of the proposed extension when built up to the boundary line would erode the sense of space and be harmful to the appearance of the streetscene.

7.4 An amended plan was subsequently submitted, showing the extension to be set 0.5m back from the boundary line. Although minimal, it is considered that this separation gap between the extension and the pavement to the east would negate the impact on the streetscene.

7.5 The Havant Borough Council Borough Design Guide recommends that side extensions should remain subservient to the main building by being set back from the main building line, with a reduced ridge height. However, due to the style of the existing terrace it was considered that a visually subservient extension would result in an imbalance to the look of the existing terrace, and the design as submitted on the amended plan would be more appropriate in this instance.

7.6 The extension is to be constructed of materials of a similar style to those used on the host dwelling, reducing any visual impact on the streetscene.

7.7 Therefore the design and appearance of the proposal is deemed appropriate in context to the main building and is 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

- 7.8 The proposed location of the extension is on the northern side of the property, abutting the pavement. The road and a communal green separates the application site and the properties to the west. The road also separates the site with the property to the north, which is sited approximately 17m from the proposal. The property to the east has a landing window to the side of their property, which will face the proposed extension, however the separation gap of approximately 13m ensures the extension will not result in a significant loss of light.
- 7.9 Consequently, it is considered that the proposal will not 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.

(iii) Impact on parking

- 7.10 It is noted that the application site does not benefit from off road parking. The extension will result in the property having 4 bedrooms and a loft conversion. The Havant Borough Council Parking Standards July 2016 recommends that a property with 4 or more bedrooms should provide off road parking for 3 cars. Consideration must be given to the nature of the local area, whereby the estate was built with high density with minimal off road parking provided. Consideration has also been given to the fact that Redbridge Grove is an unclassified road with no parking restrictions and therefore on-street unallocated parking is available. Other end of terrace properties, which also provide no off road parking have been granted permission for two storey extensions. Taking this into consideration it is deemed that, in this circumstance, it would be unreasonable to refuse the application on the basis of lack of parking provision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00721 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 - received 06.07.17
Existing floor plans and elevations - ADL 42/02
Amended proposed floor plans and elevations - ADL 42/03 (Rev 1)
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