
Site Address:	5 Grove Road, Havant, PO9 1AR		
Proposal:	Single storey side and rear extension.		
Application No:	APP/16/01198	Expiry Date:	13/02/2017
Applicant:	Mr Grant		
Agent:	Mr C Curnow	Case Officer:	Emma Chisnall
	Thorns - Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Grove Road is a detached Edwardian property situated within the St Faith Conservation Area. The property is constructed of red brick with a slate roof and has an attractive period property appearance with box sash windows. The dwelling is situated in a generous plot and is set off the shared neighbouring boundaries on both sides. To the west of the dwelling the ground is hard-surfaced to provide parking for three cars with a garage positioned to the rear side of the dwelling. To the front the amenity space is moderate in size and used as lawn which is surrounded by a low open brick boundary around the curtilage approximately 0.5m high. The amenity space to the rear of the dwelling is generous in size and is surrounded with a 1.8m high brick wall with a mature Walnut Tree present.

2 Planning History

None

3 Proposal

Single storey side and rear extension including the demolition of the garage currently in position to the west of the dwelling.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

The loss of the existing garage is not detrimental to the character or setting of the conservation area as it is a concrete sectional with a sheet material roof.

The false pitch is an improvement on the original flat roof box. The reduction in depth from 7.2m to 6.2m is welcome. I am happy with the submitted samples and details of the windows and doors to be used. I understand the applicant has confirmed via email that the windows will match the existing pane agreement.

Southern Water

No adverse comment in regards to this application

Arboricultural Officer

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this AMS and TPP report is strictly adhered to the Walnut tree will survive the development unscathed and to continue to grow on safely and healthily in the future. Therefore I have no objections to this scheme in arboricultural terms.

Planning Officer Comment: The decision shall be conditioned to be carried out in accordance with the tree information submitted.

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: 13

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 1

Comments:

The section containing a lobby, utility and WC projects out from the existing side elevation of the house and has a door facing Grove Road. The design of the door which appears quite modern jars with the existing features of the house, as does the flat roof. The door could possibly be moved to the side and replaced with a window of a suitable design but that still leaves the flat roof, unless it could be screened from the road. Following amended plans the same neighbour no longer has any objections to make in regards to the application.

Planning Officer Comment:

Comments will be addressed in Section 7 'Planning Considerations' of the report.

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) Impact upon the Conservation area and character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Trees

(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. The dwelling is situated in the St Faith conservation area and as such regard must be paid to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Impact upon the Conservation area and character of the area

7.3 The development is proposed to be in position along the side but to the rear of No 5 which shall then wrap around the back to form a rear extension. It is acknowledged that the original proposed design of the extension was large in depth however plans have since been amended which reduce the depth of the extension and set the extension back along the elevation which should ensure that the works do not appear dominant on the streetscene from Grove Road. The width of the extension to the side of No 5 is proposed to be approximately 2m which coupled with a single storey height reflects the dimensions expected for a typical domestic sized extension which should ensure that the visual amenity along Grove Road is not significantly altered as a result of the development.

7.4 Concern has been raised regarding the visual appearance of the development in the St Faiths conservation area including the projection of part of the extension to the side, the flat roof proposed alongside the style of the windows and doors. Following these comments amended plans have been submitted that include a false pitch roof with slate tiles, the removal of the projection element of the extension and the movement of the door to the side with a window to the front matching in design to the existing ones. New comments have been made that confirm original concerns have now been satisfied and that there are no objections to the amended plans.

7.5 Materials are proposed to be matching to the existing dwelling with the false pitch being constructed with slate tiles to match the existing roof materials. Samples and specifications for the proposed door and windows have been submitted for approval to the Local Planning Authority which accord with the proposed elevation drawing No 9181.16.2 Rev C. The windows are to reflect the existing and are to be constructed of UPVC material with a matching pane arrangement. The door is proposed to be a composite door model 'Flint 1 Bullseye' in a light green colour and specifications have been saved to the application. The materials proposed and submitted are not considered to detract significant character from the St Faith conservation area and are

therefore considered acceptable and are granted approval by the Local Planning Authority.

- 7.6 Although the development is viewable from the public domain the extension is not considered to look out of place in context and from working with the conservation officer a design has been created that is considered to be in keeping with the setting of the area which does not detract from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area and thus accord with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies CS16, CS11 and DM8 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.7 It is considered that 5 Grove Road has adequate amenity space to accommodate the proposed works whilst leaving an acceptable amount of garden amenity space.
- 7.8 The proposed development to No 5 shall bring the side elevation in closer proximity to the shared boundary with No 3 Grove Road however both dwellings will remain set off the shared boundary and due to the position of the works to the rear of No 5 the majority of the development will be screened by the neighbouring garage in place. Two new windows are proposed along the side elevation of the extension one of which is proposed to be fitted with obscure glazing for a proposed W/C in order to protect amenity levels of the residents with the other proposed with clear glass for a utility room which should be screened by the garage in place at the neighbouring dwelling. It is therefore felt that amenity levels between neighbouring dwellings should remain protected and that no over-looking should be caused as a result of the development. The proposed door has been amended to ensure no clear glass surrounds it in order to protect amenity levels further.
- 7.9 The works proposed to the rear of No 5 shall be set sufficiently away from the curtilage boundary to the rear and although it shall include the installation of windows and doors this shall be at ground level only and are considered to be adequately away from the neighbours to the rear and screened adequately from the neighbours to the side by the curtilage boundary in order to ensure that no over-looking or privacy levels are compromised. No new windows are proposed along the elevation to the east in order to protect amenity levels between No 5 and No 7 Grove Road.
- 7.10 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).

(iv) Parking

- 7.11 The proposed works shall involve the removal of a garage in position to the rear of No 5 however with no increase in bedroom numbers and the site being able to comfortably accommodate three cars the development is considered to accord with guidance stipulated in the Havant Borough Council Parking SPD July 2016 and is therefore acceptable.

(v) Trees

- 7.12 The arboricultural officer has been consulted and a Method Statement and Tree

Protection Report have been submitted as part of the application demonstrating how the Walnut tree in position to the rear of No 5 should be protected prior and throughout the works proposed at No 5 Grove Road. The arboricultural officer has raised no objections to the development pending the works being carried out in accordance with the information provided and therefore a condition shall be included with the decision to ensure the development is carried out in accordance with the Method Statement and Tree Protection Plan as submitted .

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to not look out of place nor create a negative impact on the character of the St Faith conservation area. The development is considered to therefore accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01198 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. The proposed false pitch roof shall be constructed using slate tiles to match the existing as 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.
- 4 The development shall be undertaken in accordance with the arboricultural method statement, tree protection plan and tree report dated 19.12.2016 supplied by *Bernie Harverson, Arboricultural Consultant*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations Plan: Drawing No 9181.16.2 Rev C

Block Plan Licence Reference: O11061526

Revised Proposed Development Block Plan Licence Reference: O11061525 received via email 08.02.17

Arboricultural Method Assessment Statement: 0914.bjh.Dec16 received via email 19.12.16

Tree Protection Area Plan: BJH 01/02 received via email 19.12.16

Tree Report: 0914.bjh.let received via email 19.12.16

Materials to be used received via email 10.02.17

Reason: - To ensure provision of a satisfactory development.