
Site Address:	6 Wren Grove, Havant, PO9 5FL		
Proposal:	Single storey rear extension and associated alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00556	Expiry Date:	27/07/2022
Applicant:	Mr and Mrs Rebbitt		
Agent:	Mr Favier	Case Officer:	Lewis Ford
	Benjamin Favier Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 6 Wren Grove, Havant, PO9 5FL.

The site is located within a new residential estate of 175 dwellings – previously referred to as “Land south of Bartons Road” - which was granted Outline Planning Permission and Reserved Matters Approval on 01 December 2016 and 14 December 2018, under references APP/15/01435 and APP/18/00453, respectively. The southern half of the estate is still under-construction; however, the northern half (which includes the site) has been completed and is occupied.

The site is located on the northern side of Wren Grove and includes a 2-storey, 4-bedroom, detached dwellinghouse comprising brickwork and cream render with red clay roof tiles. The site is surrounded by; the highway, a children's play area and SuDS to the south; a garage and parking court to the north; and neighbouring detached properties to the east and west. Finally, the site is accessed via a dropped kerb off Wren Grove and includes 2no. vehicular parking spaces and 1no. integral garage.

2 Planning History

APP/15/01435 – OUTLINE PERMISSION in Dec 2016 for 175 dwellings.

APP/18/00453 – RESERVED MATTERS APPROVAL in Dec 2018 following Outline Permission reference APP/15/01435 re the layout, scale, appearance, and landscaping for 175 dwellings, play area and public spaces, roads, footway, cycleway, and drainage features.

3 Proposal

Single storey rear extension and associated alterations

4 Policy Considerations

National Planning Policy Framework
Town and Country Planning (General Permitted Development) (England) Order 2015
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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor I Payter - St Faiths

No comment.

Councillor P Munday - St Faiths

No comment.

Councillor T Pike - St Faiths

No comment.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the development's small nature and location within SPZ1c of the groundwater catchment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Source Protection Zone (SPZ)

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise:

- (1) The construction of a single storey, flat roofed, rear extension; and
- (2) The installation of a ground floor window on the eastern side elevation of the existing dwellinghouse

7.4 The proposed rear extension would comprise a depth, width, and height of approximately 4.2m, 8.8m, and 3.1m respectively. In terms of the latter two, the proposed extension would span the width of the existing dwellinghouse (albeit offset by 0.3m from the existing side elevations) and include a parapet wall respectively. The proposed extension would broadly mirror that of the single storey rear extension constructed at No.4 Wren Grove which was approved under Planning Permission reference APP/21/01138 on 25 November 2021.

7.5 The Havant Borough Design Guide SPD states that rear extensions should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the SPD advises that rear extensions should not be less than 8m and 20m from the rear boundary and rear neighbouring property respectively. The existing rear garden has an angled rear boundary and so comprises a width and depth of approximately 11m and 9.1m to 12.3m respectively. The proposed rear extension would reduce the depth of the rear garden to approximately 5m and 8m in the north-west and north-east of the site respectively. There was initial concern that, due to the above, the proposed extension would appear overbearing and would provide insufficient private outdoor amenity space for the occupants. However, on balance, it is considered that the above would not warrant refusal in this instance. This is because a similar extension has been built at the neighbouring property to the east (No.4 Wren Grove), and the proposed development is only slightly larger (approx 0.2m in depth) than that allowed under permitted development rights (PDR). Please note, the previous Outline Planning Permission and Reserved Matters Approval did not remove PDR.

- 7.6 The Design Guide SPD explains that extensions should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. In this instance, the proposed development would comprise brickwork and UPVC windows to matching the existing dwellinghouse, along with powder coated aluminium sliding / folding doors, which would be supported by the Design Guide SPD. As for the roof, the proposed development would comprise a single ply membrane flat roof with a flat roof light. Although the Design SPD advises against flat roofs, it is considered that the proposed flat roof would not warrant refusal in this instance given the neighbouring flat roofed rear extension to the east, and that a very similar extension could be delivered under PDR.
- 7.7 Moreover, the appearance, design and mass of the proposed development would, in this instance, not warrant refusal as the property's PDR are still intact and the proposed development broadly mirrors the existing rear extension at the neighbouring property to the east (No.4 Wren Grove). Given the above, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy).

(iii) Impact on Neighbouring Properties

- 7.8 The Havant Borough Design Guide states that householder developments must not result in any adverse impacts on the amenities of neighbouring properties. In terms of No.4 Wren Grove (the neighbouring detached property to the east), the existing eastern boundary fence varies in height but is always above 1.8m from ground level. As such, although the proposed eastern side window at No.6 would be opposite the existing western side window at No.4, it is considered that the existing boundary fence provides adequate screening to avoid loss of privacy. As for No.8 Wren Grove (the neighbouring detached property to the west), the property is set back from No.6 and, therefore, there was some initial concern that the proposed development would lead to a degree of overshadowing and loss of light at No.8. Nevertheless, although it is acknowledged that there would be a degree of overshadowing to No.8 in the morning hours, it is considered that this would not warrant refusal in this instance given that the property's PDR are still intact and, as such, a similar extension could be built without the need for formal planning permission.
- 7.9 Consequently, it is considered that the proposed development would not result in an unacceptable impact on the amenities of neighbouring properties. This is because; the extent of overshadowing and loss of light to No.8 would be limited to the morning hours; and a similar sized extension could be delivered under PDR without the need for formal planning permission. As such, it is considered that any resulting harm would not warrant a reason for refusing planning permission in this instance. As such, it is considered that the proposed development would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Impact on the Source Protection Zone (SPZ)

- 7.10 The site is entirely within the Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no subsequent adverse comments to make due to the small-scale nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

8 **Conclusion**

- 8.1 On balance, the scale, siting, and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00556 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:

Drg No: 202204.PAp.LP – Location and Block Plan
Drg No: 202204.Exg 01 – Existing Ground Floor and Site Plan
Drg No: 202204.Exg 02 – Existing First Floor Plan and Sections
Drg No: 202204.Exg 03 – Existing South and East Elevations
Drg No: 202204.Exg 04 – Existing North and West Elevations
Drg No: 202204.PAp 01 – Proposed Ground Floor
Drg No: 202204.PAp 02 – Proposed First Floor Plan and Sections
Drg No: 202204.PAp 03 – Proposed South and East Elevations
Drg No: 202204.PAp 04 – Proposed North and West Elevations

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, to 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.