
Site Address:	4 Wren Grove, Havant, PO9 5FL		
Proposal:	Single storey rear extension and alterations		
Application No:	APP/21/01138	Expiry Date:	29/11/2021
Applicant:	Mr Holdaway		
Agent:	Mr Favier	Case Officer:	Joseph Toole
	Benjamin Favier Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Wren Grove, Havant is located to the north side of Wren Grove. The application site is a detached two storey property comprising cream render and brickwork with red clay roof tiles. Vehicular access is from Wren Grove with parking to the front.

The property is located within a modern residential area with surrounding properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

Single storey rear extension and alterations

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)

Havant Borough Local Plan (Allocations) July 2014

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 Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 6

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

(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 proposed development would involve the erection of a single storey rear extension. It would have a maximum width of approximately 8.8 metres, a maximum depth of approximately 4.1 metres and a flat roof with 3 rooflights having a maximum height of approximately 3.3 metres.

7.4 The proposed development would have brickwork to match the existing dwellinghouse with a single ply membrane roof. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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 neighbouring properties

- 7.7 On the east side there would be no side windows within the proposed rear extension. It would be slightly offset from the shared boundary with No.75 Admiralty Crescent and due to the existing 1.8 metre high fencing and sloping level of land it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.8 On the west side there would be no side windows within the proposed rear extension. It would be slightly offset from the shared boundary with No.6 Wren Grove and due to the existing 1.8 metre high fencing and sloping level of land it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.9 To the rear there would be a set of bi-folding doors facing out onto the rear garden. Due to the existing screening of 1.8 metre high fencing along boundaries it is not considered to cause any form of overlooking to surrounding properties.
- 7.10 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01138

- 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 and Block Plans

Site Plan - EXG01

Proposed Floor Plans - PAP01

Proposed North Elevations and Sections - PAP02

Proposed East and West Elevations - PAP03

Reason: To ensure provision of a satisfactory development.

- 3 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.