
Site Address:	32 Covert Grove, Waterlooville, PO7 8EY		
Proposal:	Single storey side extension with gable roof.		
Application No:	APP/16/00910	Expiry Date:	27/10/2016
Applicant:	Mr Stroud		
Agent:	Mr Clark	Case Officer:	Emma Chisnall
	Roger Clark(Architectural Services)		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Covert Grove is a two storey detached dwelling constructed of brown brick walls with a concrete tiled gable roof. The dwelling is situated in a cul de sac within a row of four symmetrical (but not uniform) dwellings which are all of a similar design with integrated garages and two single dormers within the front roof space. The amenity space to the front of No 32 has no curtilage boundary giving an open view of the dwelling which has two driveways side by side providing a provision to park multiple cars onsite. A small area of garden amenity space is viewable and has been used to separate the front space between neighbouring dwellings. The amenity space to the rear is used as garden space and is moderate in size and surrounded with a timber fencing approximately 1.8m high. Mature trees are present along the rear boundary of the houses along Covert Grove.

No 32 is on an incline from south to north and is situated in a slightly angled plot to its neighbour No 34.

2 Planning History

None

3 Proposal

Single storey side extension with gable roof.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

None

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: 2

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

No 32 is situated within a plot of dwellings that are similar in design and present an attractive matching appearance from Covert Grove. Although they are not uniform in terms of materials used and the use of the front amenity space, the dwellings have a strong presence on the streetscene and this coupled with having front open boundaries means that any development viewable from the public domain would need to be handled sensitively so as not to disrupt the visual appearance which is considered to contribute strongly to the character of the area.

Although No 32 wish to develop to the side of the dwelling the works are proposed to be set adequately back from the front elevation (behind the chimney) meaning the view of the development would be reduced and not so prominent. No 32 is also at a fortunate position as its neighbouring dwelling No 30 is set at a strong angle within its plot meaning the gap between the front elevations of No 32 and 30 is small in size and narrower than others present. No 32 is also at a slight angle to the west so therefore the view to the side is adequately screened from the public realm and is considered to be hidden when standing within Covert Grove. Therefore due to these measures it is felt that the works should ensure that the character and visual appeal of the row of

dwelling is protected.

- 7.3 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

- 7.4 It is acknowledged that the development proposed to No 32 has a greater height than typical single storey developments and due to the limited plot size to the side of No 32 it has the potential to appear over-bearing and bulky in size. However, both No 32 and 30 are set at angles within their plots meaning that from the front they are positioned in close proximity which decreases towards the rear providing room and a greater distance between the dwellings. Therefore this is considered to off-set the impact of the increased height to No 30 and due to the screening in place (that is considered adequate) and that the development would be set away from the shared boundary it is felt that on balance the impact caused is limited and acceptable.

Following a site visit it was noted that No 30 had a shed positioned along the shared boundary which would provide some additional screening from the development. It was also noted that a door and window were present along the elevation of No 30 which lead to a utility room only therefore the works to No 32 would not be impacting a primary used room. The elevation proposed to face No 30 does not include the installation of windows and doors and therefore it is felt that privacy would be maintained between the neighbouring dwellings and that no over-looking would be caused.

- 7.5 Due to the position of the works on 32 and the adequate distance between the dwellings it is felt that No 34 Covert Grove would remain unaffected by the proposed works..
- 7.6 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). 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00910 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.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Location Plan: Plan No 24420/5

Existing Floor Plans: Plan No 24420/6

Existing Ground Floor Plan: Plan No 24420/1

Existing and Proposed Elevations Plan: Plan No 24420/3

Proposed Ground Floor Plan: Plan No 24420/2

Reason: - To ensure provision of a satisfactory development.