
Site Address:	9 Grove Road, Havant, PO9 1AR		
Proposal:	Demolish existing conservatory and erect two storey front extension.		
Application No:	APP/15/01420	Expiry Date:	29/02/2016
Applicant:	Mr & Mrs Martin	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in Grove Road in Havant which forms part of the St Faiths Conservation Area. No. 9 comprises a detached, two-storey dwelling built in Victorian times. There is a two-storey gabled end which projects out from the west elevation and in front of this is a conservatory lean to structure. The front boundary is marked by a brick wall and there is a lawn and off road parking included to the front of the site.

2 Planning History

01/62043/001 - Fell 6 Leyland Cypress trees at 9 Grove Road, within St Faiths conservation area., RNO,23/10/2001
01/62043/002 - Construction of detached bungalow with access from Twittens Way, REF,14/01/2002
96/62043/000 - Notification of intention to reduce 5 Leyland Cypress to 3.5m and 1 Cherry by 6m within St Faiths Conservation Area, RNO,09/10/1996
05/62043/003 - Fell a group of Conifer trees on western boundary of 9 Grove Road, Havant within St Faiths Conservation Area., RNO,26/09/2005

3 Proposal

Demolish existing conservatory and erect two storey front extension. This would extend out from the west elevation. The roof would be set down in height and set back from the front elevation. The windows would be painted softwood and the other materials would match the main house.

Amended plans were received during the application as initial concerns were raised with the design. Amended plans propose an extension with a different roof design and windows placed on the front elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

County Archaeologist:

No objections

Conservation Officer:

Comments based on revised plans:

The revised scheme is much improved. I consider this to be broadly acceptable. The extension sits more comfortably with the host building. I feel the street elevation is much improved and provides a more positive appearance. The drawings have been improved and are more accurate.

If minded to grant permission advise the inclusion of conditions covering:-

1.Approval of sample materials (brick and tile) Unfortunately we will have to match the poor replacement tile on the main building.

2. Feature window dressings and mouldings shall match in detail those on the principal elevation of the building unless otherwise agreed in writing by the local planning authority.

Reason: These details are a strong component of the building and make a positive contribution to the character and appearance of the conservation area.

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: 12

Number of site notices:1

Statutory advertisement: 22/01/2016

Number of representations received: 1 x objection received.

i. The widening of the access into the property may take away much needed additional

space on Grove Road.

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 streetscene and St Faiths Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene and St Faiths Conservation Area .

The amended scheme includes an improved design whereby the frontage of the extension would include a window at both GF and FF level. The extension would be suitably subservient in terms of height and scale and would use matching materials. Overall it is considered that it would not have an adverse impact on the character of the streetscene or the conservation area.

(iii) Impact upon residential amenity

The closest neighbour to the development is No.7. However this neighbour would be unaffected as the extension would not impede past the rear building line and does not feature any windows in the side elevation which would have the potential for loss of privacy.

A concern has been raised with regards to the widening of the driveway which would involve the removal of a small section of front boundary wall. This is acceptably in planning terms however, if the applicant wished to alter the parking lines on the road, they will need to seek a separate permission from the Highways Authority for this.

8 Conclusion

Overall the amended scheme is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01420 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Feature window dressings and mouldings shall match in detail those on the principal elevation of the building unless otherwise agreed in writing by the local planning authority.

Reason: These details are a strong component of the building and make a positive contribution to the character and appearance of the conservation area and having due regard to Policies CS16 and CS11 of the Havant Borough Local Plan 2011 and NPPF 2012.

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

Site and Block Plan - DN:1586-111A

Proposed elevations - DN:0726-521C

Proposed floor plans - DN:0726-421C

Design and Access Statement dated 21st December 2015

Reason: - To ensure provision of a satisfactory development.