

Appendix A

Pre-app feedback from HBC

Land to the rear of
3 Grove Road,
Havant, Hampshire

Pre-App 1 - GEN/12/00973

Mr N Surtees
PWP Architects
61 South Street
Havant
PO9 1BZ
Dear Mr Surtees

Our Ref: GEN/12/00973
Direct Line: (023) 9244
6518
Ask For: Mrs R Hebden
Email:
planning.development@
havant.gov.uk
06 November 2012

Site Location: Land to rear of 3 Grove Road, Havant, PO9 1AR
Re: Proposed single storey 1 bed dwelling

I am writing to you further to your enquiry received on the 21 September 2012 regarding the above address. I apologise for the delayed response.

The proposed location for the dwelling is within the urban area as outlined by the Local Plan (Core Strategy). While policy CS17 of the Core Strategy aims to concentrate new development within the urban area, it is essential that new development respects the character of the St Faith's Conservation Area.

Policy CS11 states that planning permission will be granted for development that protects and where possible enhances the borough's conservation areas. I have therefore forwarded your proposal to the Conservation Officer and will forward his comments shortly.

Policy CS16 states that:

"All development should demonstrate that its design:

responds to, draws inspiration from and respects local context and uses characteristics of the locality to help inform the design of new development including height, massing, existing building lines, plots widths and depths..."

Grove Road is characterised by substantial, two storey, detached and semi-detached dwellings set within long plots of land with generously sized rear gardens. No's 1-11 Grove Road back onto Twittens Way. The boundaries to the rear of no's 1-11 are represented by an historic wall which adds to the quality of the public realm. The gardens to the rear of no's 1-11 remain undeveloped with the exception of one or two, modestly proportioned, detached structures.

I understand from the proposed design and access statement that the low profile design of the dwelling is intended to have a minimal presence when viewed from within the Twittens, however in my opinion the creation of a dwelling with such a low profile would appear artificial when compared to the traditional design of the dwellings within the area which have pitched roofs and a strong vertical emphasis.

I agree that the retention of the historic wall is essential, however this prevents the provision of an acceptable outlook to the north, east or west elevations of the proposed dwelling. As a result the proposed dwelling would be cramped. I'm also concerned that the limited outlook could result in undesirable living conditions.

The Havant Borough Urban Design Guide states that gardens should be a minimum of 10 metres in depth. The proposed area of decking which is 5.2 metres in depth therefore fails to provide satisfactory amenity space. The Havant Borough Urban Design Guide can be accessed at the following address:

<http://www.havant.gov.uk/pdf/Borough%20Design%20Guide%20SPD%20V2%20with%20Copyright.pdf>

The site is within a central location and therefore does not require the provision of on site parking, however should an application be submitted a highways contribution would be required (a 1 bed dwelling requires a contribution of £3745).

I have included a link below to the Community Infrastructure Levy Draft Charging Schedule so that you have a rough idea of the contributions which are likely to be required after the CIL Charging Schedule is adopted. (The target adoption date for the CIL Charging Schedule is 2013/14).

http://www.havant.gov.uk/pdf/PDCS_background%20report_final_published%20versionA.pdf

If you have any questions regarding the above please contact me (preferably via email). Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

Mrs R Hebden
Planning Officer

Our Ref: GEN/12/00973

GEN/10/00973 – Land r/o 3 Grove Road, Havant P09 1AR

I am responding with the benefit of the submitted papers and your letter of reply dated 6 November 2012. I have made a brief visit myself today and comment as follows:-

1. The provision of a new house plot in the position shown is contrary to the established grain and character of the conservation area. This and the Core Strategy policies referred to in your letter in my opinion rule out the principle of a new dwelling.
2. I do not see any exceptional circumstances to depart from this.
3. If a convincing case could be made and all the obstacles you have highlighted could be overcome the following observations would apply:-
 - a. It would need to be demonstrated that the construction of the new building would not impair the stability or otherwise compromise the older section of wall. Viewing from Twitten Way the wall appears to have a slight inward lean.
 - b. The proximity of the existing and new wall is very tight leaving no room for maintenance. It has the potential for being very damp.
 - c. I concur with the D & A Statement that the curved section of wall is not of historic merit. It is the enclosure it provides that is significant and merits the designation in the character assessment. Removal of the wall *per se* would not be acceptable. However the elaborate attempt to disguise the opening in the Fletton section of walling is misplaced. The requirement to preserve or enhance could be met by reconstructing this section of inappropriate walling as a 9" brick boundary wall using more suitable bricks. This could mitigate the provision of a simple pedestrian gate to provide access.
 - d. If the principle of development were to be acceptable, it would not be essential to hide the building. The key issue is the quality of the design. The adjacent parking and modern poor quality boundary walls detract from the quality of the area.

In short, I do not see a development here being acceptable in principle. Whereas I have commented on some matters of detail it would appear a non-starter.

John Townsend
Conservation Consultant
22/11/12



Havant
BOROUGH COUNCIL

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Mr S Bone

Our Ref: GEN/13/00381
Direct Line: (023) 9244 6546
Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk

22 July 2013

Dear Mr Bone

Site Location: 3 Grove Road, Havant, PO9 1AR
Re: Further proposal to initial enquiry - GEN/12/00973.

I am writing in response to your further enquiry, regarding the above site, received on the 01 May 2013 regarding the above address. I apologise for the delay in responding.

The policy content and context for this development remains the same as that detailed in the Council's letter to you dated 06 November 2012.

It is noted that you are now proposing to emulate the development approved by the Council at Land Rear of 17 South Street, Havant (Ref: APP/11/00295). The scheme approved under APP/11/00295 is considered to be a high quality design that makes a positive contribution to the Conservation Area, therefore its replication, in respect of scale and design would be appropriate.

During the consideration of application APP/11/00295, an assessment was made regarding the site's current impact on the Conservation Area, particularly from South Street, and how it would be viewed with the development. Currently the site is a derelict area of space that has been used for various activities that are considered harmful to the visual quality and character of the Conservation Area. The approved development presented an opportunity to resolve this conflict and create a development that made a significant improvement to the immediate area, as well as from important views outside of Twittens Way. As the development was seen against the backdrop of the extended properties along South Street and not Grove Road and because the historic wall did not extend across this site the development of two one bedroom units was considered to be acceptable in this instance.

It is noted that unlike the previous scheme you submitted for pre-application advice, the current proposal would be set back from the historic wall, with amenity area in front and a pedestrian access created in the 1960's section of walling. Normally front gardens are not considered to be acceptable for private gardens but having regard to the nature of Twittens Way and the height of the historic wall it is accepted that the amenity space would be suitable for a one bedroom unit in this instance. Further a pedestrian access in the modern section of walling is unlikely to be harmful in this case.

However, the development must also be considered against the wider context of the area and that of the Conservation Area. At present the site forms part of the large rear garden of 3 Grove Road. The dwellings within Grove Road are included within the St Faith's Conservation Area Appraisal and Management Plan. Paragraph 7.3.5 of this document

makes particular note of the spacious plots and depth of gardens within Grove Road, an important characteristic of the Conservation Area. Bullet point 6 of this paragraph then goes on to signify the importance of the rat trap bond walls that line a series of footpaths in the area, including that to the rear of 3 Grove Road. This context is a significant consideration when assessing the suitability of the site for development.

Whilst the site is located within the settlement area of Havant, where the principle of development is acceptable, private gardens are no longer included within the definition of brownfield land. The development of garden areas must therefore be assessed with regard to the impact it would have on the character of the area, the existing pattern of development and in this instance in relation to the areas Conservation designation.

Although you attempt to draw a comparison between the current proposal and that of approved application APP/11/00295 it is the Council's view that the sites are very different, despite their proximity, and have a significantly different relationship and presence within the Conservation Area.

As mentioned above the site at the rear of 17 South Street is clearly a derelict brownfield site that has a clear visual presence within the street scene. The site characteristics are therefore markedly different to your site which is an enclosed area of garden that has no presence within the street scene.

To erect a dwelling in this location would see the erosion of the large garden of 3 Grove Road, an identified characteristic in the Conservation Area Appraisal, as well as the creation of an opening in a section of the historic wall at the rear. When viewed from Twittens Way the first floor of the development would be visible and instead of appearing as a positive contribution to the Conservation Area would be seen as an incongruous feature that obstructs the current spacious backdrop to the dwellings along Grove Road.

Whilst individually there would be little harm in the creation of a new pedestrian access in the 1960's section of walling, cumulatively the increase of openings would damage the historic fabric and integrity of the walling to the detriment of the visual appearance of the Conservation Area.

If this development was to be approved it is likely that other properties along Grove Road would seek to replicate this form of development. The result would be the slow erosion of the spaciousness afforded to dwellings along Grove Road which would ultimately prejudice the reasons specified for their inclusion within the Conservation Area. In addition the incongruous dwellings behind the historic wall and with individual openings in the historic wall would be isolated forms of development that would fail to integrate with the surrounding area.

Having regard to the above information it is not considered that the site identified forms a suitable development plot and if pursued would be materially harmful to the character and appearance of the Conservation Area contrary to policies CS11, CS16 and CS17 of the Local Plan (Core Strategy) and that of the National Planning Policy Framework, 2012. The local planning authority would therefore seek to resist such proposals.

I trust this response if of use however, if you do have any further queries please do not hesitate to contact me.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

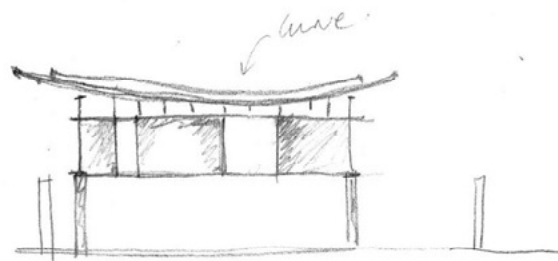
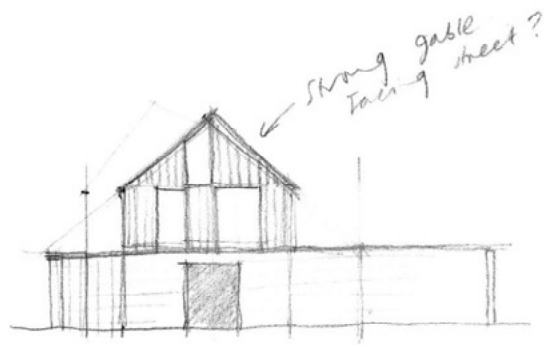
Mrs R McMurray
Planner
Our Ref: GEN/13/00381

Appendix B

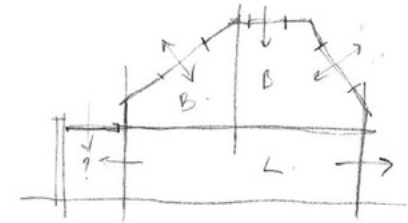
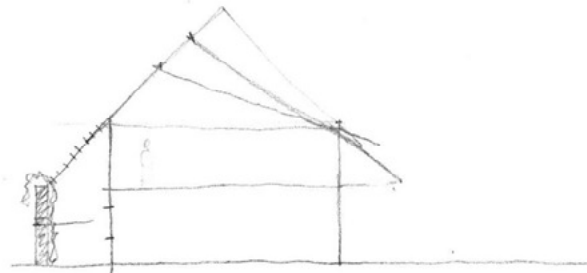
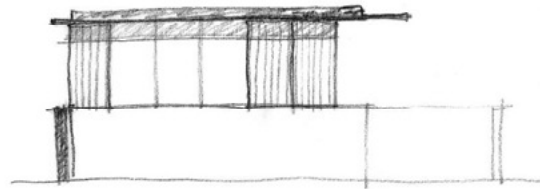
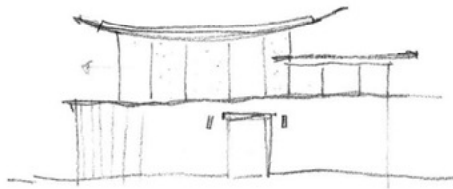
Design Development

Land to the rear of
3 Grove Road,
Havant, Hampshire

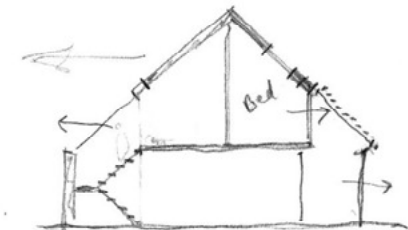
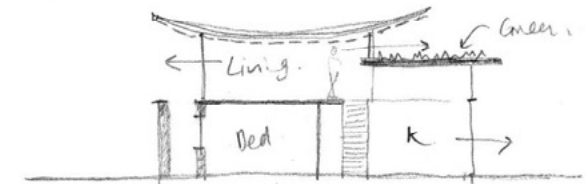
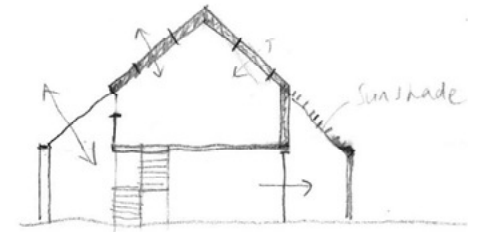
Design Development - sketch book pg.1



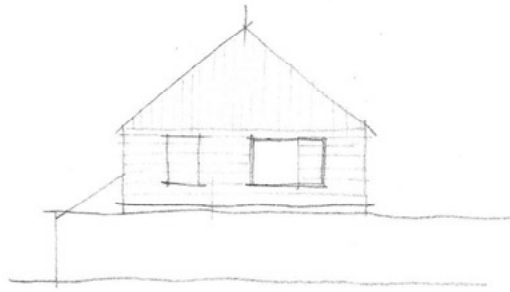
View from South Street?



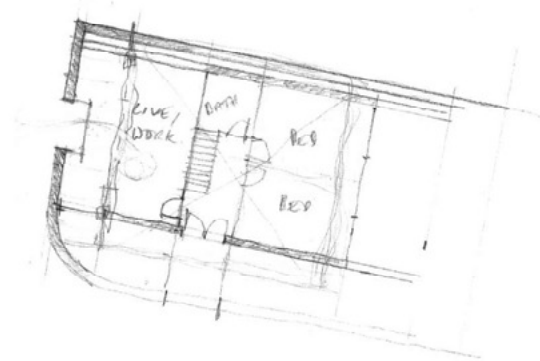
Possible Sections



Design Development - sketch book pg.2

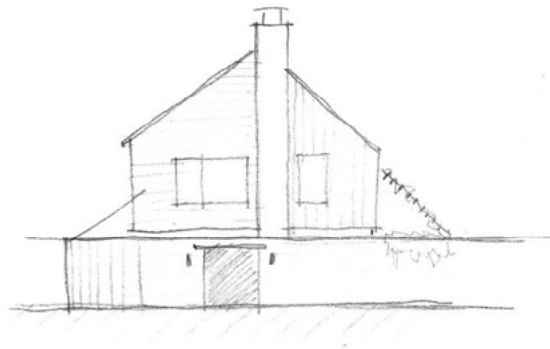


Design Development

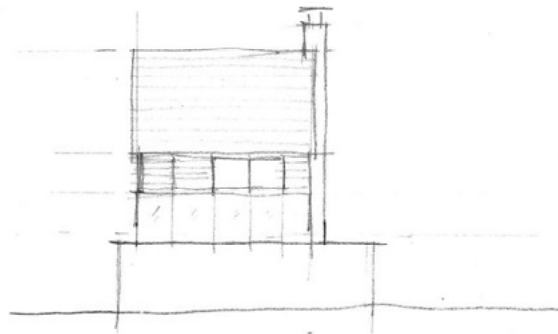


Loft style living?

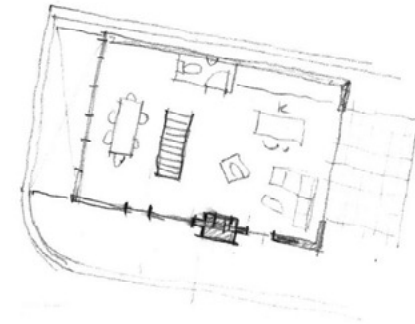
Ground Floor



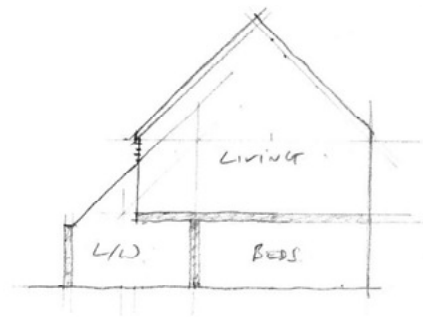
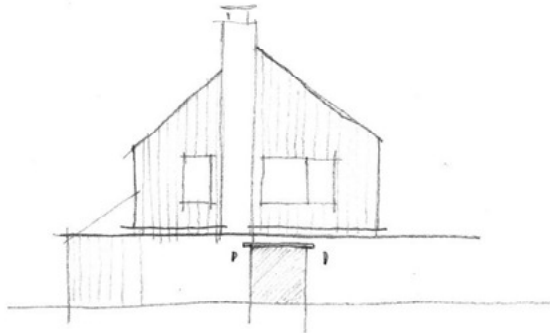
View from South Street



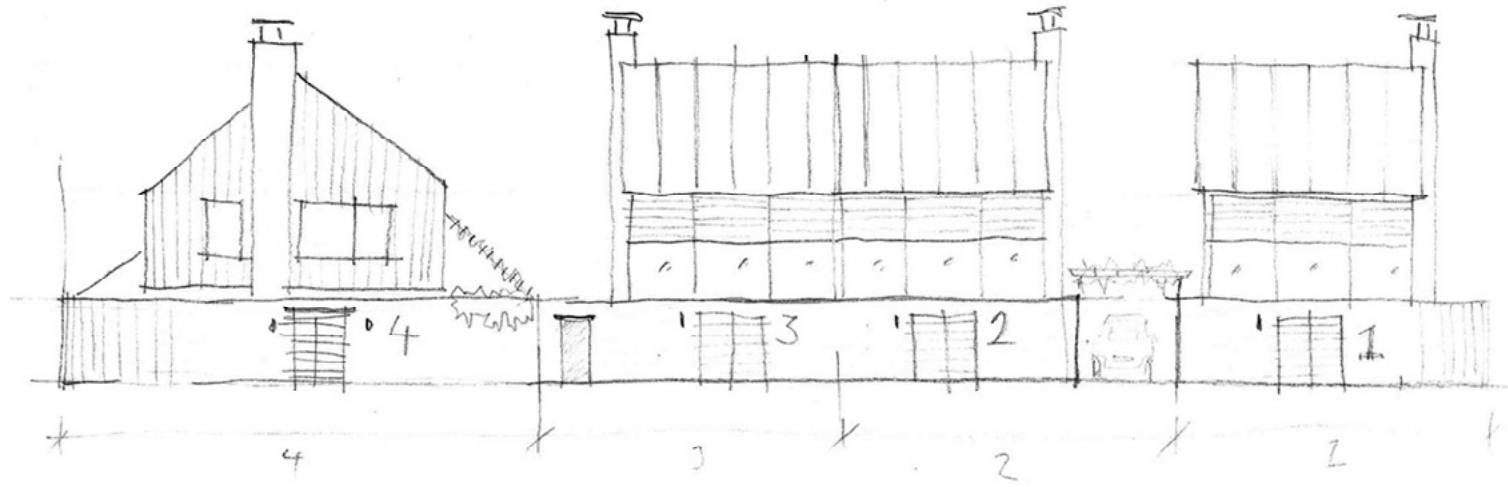
View from The Twittens



First Floor



Design Development - sketch book pg.3

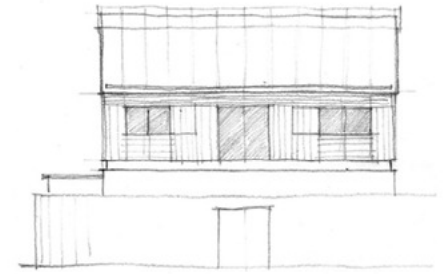
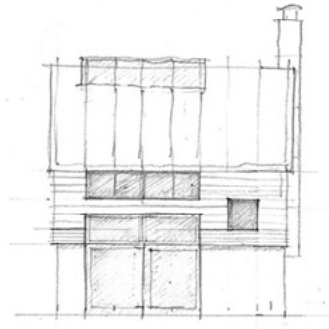


Extended elevation from The Twittens



Elevation from South Street

Design Development - sketch book pg.4



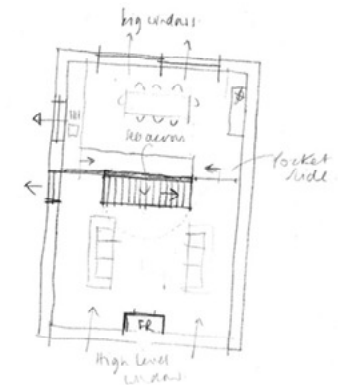
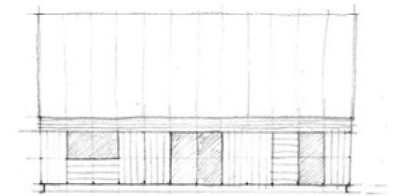
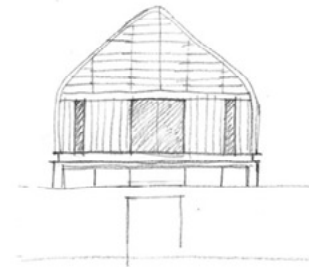
Gable facing The Twittens or South Street?



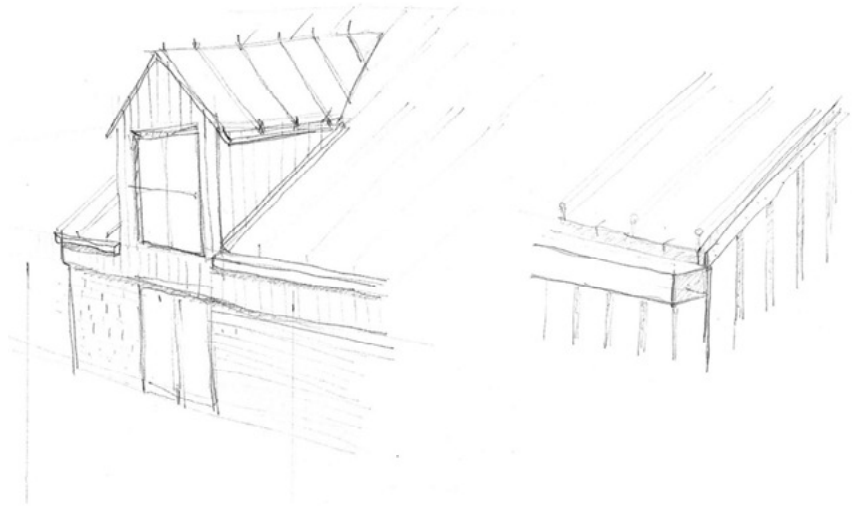
Elevation from The Twittens



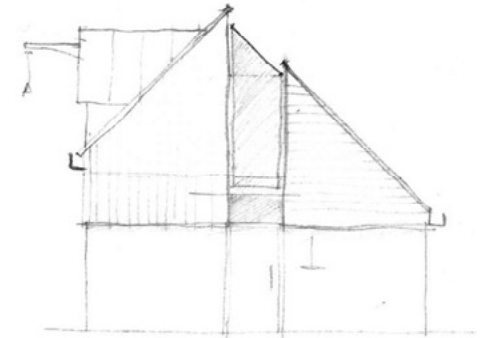
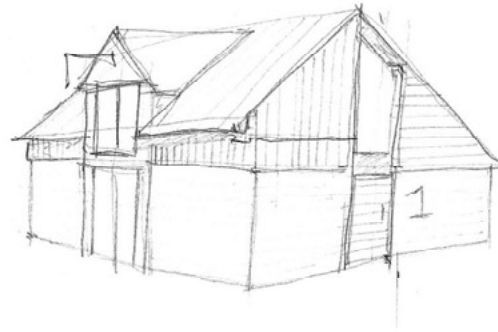
Elevation from The South Street



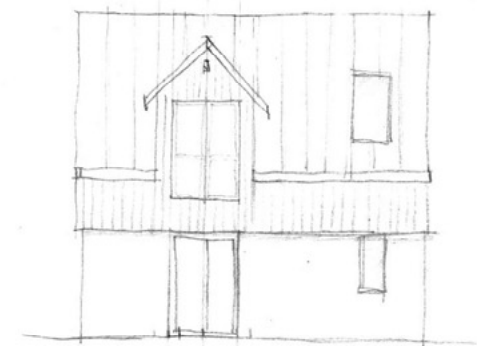
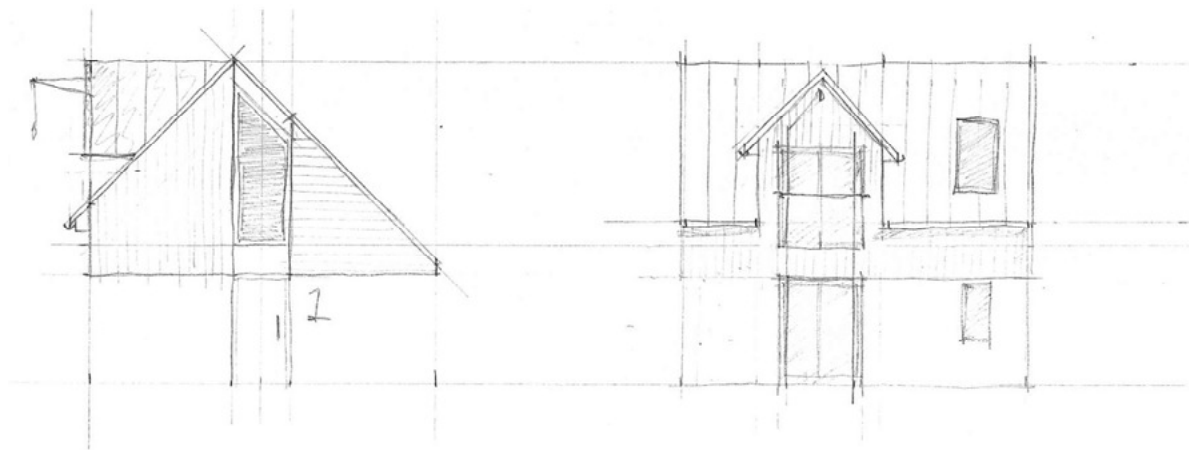
Design Development - *sketch book pg.5*



Introducing a dormer to the North elevation



West elevation (South Street)



North elevation (The Twittens)