
Site Address:	21 Ibsley Grove, Havant, PO9 3DP		
Proposal:	Erection of two storey 2 bed end of terrace dwelling.		
Application No:	APP/11/01087	Expiry Date:	25/08/2011
Applicant:	Mr S Holdway	Team:	Team 1
Agent:	Mr G Clear	Case Officer:	Steve Weaver
	Gerry Clear Building		
	Consultancy		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Ibsley Grove is a residential street off Park Lane, comprising terraced houses.
- 1.2 No 21 is an end of terrace house built of yellow brick. It backs onto the properties in Hook Lane and is bounded to the side by a 1.8 metre close boarded fence. It has been extended to the rear by a conservatory. There is a small shed to the side and a garage to the rear accessed off Hooks Lane.
- 1.3 On the opposite side of Hooks Lane No 19 Ibsley Grove is currently being extended to form a new dwelling. To the south east of the site lies the open space of Hooks Lane recreation ground.

2 Planning History

- 2.1 No previous planning history on site
- 2.2 APP/10/00491 - New dwelling following demolition of single storey extension at 19 Ibsley Grove. Permission 2010

3 Proposal

- 3.1 The application proposes the subdivision of the existing end of terrace plot to enable the creation of an attached two bedroomed property. The materials and design features of the new dwelling are proposed to echo those of the host property, albeit that the new property will be marginally narrower than that existing. Car parking for the existing property is proposed to the front (as existing) and rear (which will require a new dropped kerb access). For the new dwelling parking will be secured in the rear garden via the existing vehicular access off Hooks Lane.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategy 2011 forming part of the HBLDF

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Requirements)

Havant Borough Urban Design Guide

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

5 Statutory and Non Statutory Consultations

Development Engineer - Approve subject to conditions. Contribution of £3745 required

Crime Prevention - no comments

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: 8

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 the design and effect on streetscene
- (iii) Effect on neighbouring properties
- (iv) Highway Implications

(i) Principle of development

7.2 The site is designated as being within a defined urban area and therefore development is considered acceptable in principle subject to development control criteria with particular regard to Core Strategy policy CS16. The focus on developing land within the existing built up area weighs in favour of the proposal and in this context it is considered that this proposal represents efficient use of land. A similar dwelling has been built adjacent at No 19 Ibsley Grove.

(ii) Appropriateness of the design and effect on streetscene

7.3 The proposal replicates the existing terrace of dwellings; proposing similar positioning of fenestration and materials to match the other dwellings. The depth of the proposed

dwelling would match that of the existing terrace. The proposed new dwelling at 4.6 metres in width is 1 metre narrower than the existing dwellings that form the terrace. However it is not considered that the impact of this would be detrimental to the streetscene. It is noted that the new dwelling adjacent to 19 Ibsley Grove has a width of only 4.3 metres.

- 7.4 The proposal would leave the existing house with a garden similar in width and depth to others in the terrace (approx 11m deep). The garden to the new house is of more modest length (7.5m) and part would be taken up by car parking. Whilst this depth does not achieve the standards expected by the Borough Design Guide, with retention of the existing screening on the side boundary this reduced depth is not considered to adversely affect the character of the area, and ample amenity space for the occupiers' needs exists directly opposite the site in Hooks Lane recreation ground. It would be appropriate, should permission be granted, to remove permitted development rights relating to extensions and outbuildings to ensure a suitable private amenity space is retained.

(iii) Effect on neighbouring properties

- 7.5 It is considered that the plot subdivision is not out of keeping with the building to garden proportions at neighbouring properties. Furthermore, it is not considered that the current scheme would be detrimental to an unacceptable extent to the amenities and outlook from the surrounding neighbouring properties.

(iv) Highway Implications

- 7.6 The current scheme proposes one parking space to the front of No 21 Ibsley Grove, and a further space to the rear accessed from Hooks Lane. The new dwelling would have two spaces to the rear again with access from Hooks Lane. The siting and number of parking spaces is considered to be acceptable for the two houses.
- 7.7 The development would attract developer contributions in accordance with policy DM13 of the Havant Borough Core Strategy. An Agreement has been secured with the applicant to this effect.

8 Conclusion

- 8.1 It is considered that the proposal is an appropriate extension to this terrace and would give rise to no significant impact to either the character of the area or to neighbouring properties.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/11/01087 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 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 2012.
- 3 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The dwelling shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: Having regard to the modest size of the plot and to ensure that a reasonable area of private amenity space is retained for future occupiers, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

11931-01B - Floor Plans & Elevations, Location Plan, Block Plan
Design and Access Statement Ref D&AI 1931

Reason: - To ensure provision of a satisfactory development.