
Site Address: 12 Gold Street, Havant, PO9 5FQ
Proposal: Install PVCu conservatory to the rear of the property.
Application Type: Full Planning Permission
Application No: APP/23/00442 Expiry Date: 17/07/2023
Applicant: Mr Copping
Agent: Mrs Baranowicz Case Officer: Bethany Crowther
Anglian Home Improvements
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached two storey dwellinghouse, situated along the east of Gold Street, Havant. The property comprises red brickwork to the ground floor elevation and red tile hanging to the first-floor elevation. There is a detached garage set back to the east of the property. The surrounding properties are of similar design.

The site is located within a new residential estate of 175 dwellings - previously referred to as "Land south of Bartons Road" - which was granted Outline Planning Permission and Reserved Matters Approval on 01 December 2016 and 14 December 2018, under references APP/15/01435 and APP/18/00453, respectively.

2 Planning History

APP/15/01435 - OUTLINE PERMISSION in Dec 2016 for 175 dwellings.
APP/18/00453 - RESERVED MATTERS APPROVAL in Dec 2018 following Outline Permission reference APP/15/01435 re the layout, scale, appearance, and landscaping for 175 dwellings, play area and public spaces, roads, footway, cycleway, and drainage features.

3 Proposal

Install PVCu conservatory to the rear of the property.

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

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

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: 9

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 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.

74. The proposed works is for the installation of a conservatory to the rear of the property. The proposed conservatory would extend by approximately 4 metres from the rear elevation wall, have a width of approximately 4 metres. The conservatory would have a gable roof projecting to the rear elevation and would have an eaves height of approximately 2.3 metres and a maximum height at the centre of the roof of approximately 3.4 metres. The proposal would see a set of bi-fold doors to the rear elevation which would face out onto the rear garden. On the north elevation, the windows would consist of obscure glazing.
- 7.5 The materials of the proposed conservatory would be anthracite grey with a solar glass roof. The proposed materials differ from those of the host dwellinghouse, however as the proposed works would not be visible from the street scene, it is considered that this colour and material would not have a negative impact on the character of the area. It was also noted on a site visit to the application site that a dark grey door was present on an outbuilding in the garden area.

(iii) Effect on neighbouring properties

- 7.6 To the north of the property is no. 10 Gold Street, Havant, which is screened with a high-level boundary fence. This property is at a slightly higher elevation to the application site. It is recognised that the conservatory would cause some overshadowing to this property, mainly during the morning hours. However, this impact would be reduced, due to the conservatory having a pitched roof with an eaves height of approximately 2.3 metres. The conservatory would be a light structure, in which the sun can penetrate the glass, which in turn would limit the loss of light to the neighbouring property. Due to the windows being obscure glazed along this elevation and the high-level boundary fence, it is considered that there would not be any harmful loss of privacy or overlooking to this property. For these reasons, it is therefore considered that the conservatory would not lead to an unacceptable impact in terms of loss of light, privacy or outlook on the neighbouring property.
- 7.7 To the rear of the property, it is considered that the separation distance is great enough to not cause any negative impacts in terms of loss of light, outlook or privacy. The boundary is also screened by a high-level fence, which is situated on land at a higher elevation to that of the proposed conservatory.
- 7.8 To the south of the application site is the rear gardens of Nos. 6 and 4 Sword Lane. The detached garage at the application site is situated between the proposed conservatory and the neighbouring gardens. It is therefore considered that the proposed conservatory would not lead to a loss of light, outlook or privacy to these properties.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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 proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00442 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 development hereby permitted shall be carried out in accordance with the following approved plans:

PROPOSED BLOCK PLAN 900 12150
PROPOSED PLAN AND ELEVATIONS - 900-12150 Page 2 of 2

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.