
Site Address:	7 Rivers Street, Waterlooville, PO7 5FR		
Proposal:	Erection of orangery to rear elevation.		
Application No:	APP/20/00681	Expiry Date:	13/10/2020
Applicant:	Mr & Mrs Bushnell		
Agent:	Mr Nahid	Case Officer:	Denise Sheath
	Crofton HIC		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Rivers Street, Waterlooville, is a two storey semi detached dwelling, the property is constructed with red brick around the lower ground floor elevations, with the rest of the property white painted render, with a hung tiled roof. The property benefits from a single storey pitched roof garage to the rear south east elevation with a hard surfaced access to the garage. The rear and side elevations have an approximate 1.8m close boarded fencing to the boundaries with a laid to lawn back garden.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/19/00302 - Application for non-material change to Planning Permission
APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage., PERM, 12/04/2019

3 Proposal

Erection of orangery to rear elevation.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not required.

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: 4

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
- (iv) Ecological impacts

(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 proposal is for a single storey flat roof extension, the proposed extension will have a depth of 3m a width of 4.5m, with a 0.5m gap from the south west boundary and a 1m gap from the south east rear wall. The flat roof will have a maximum height of 2.7m with a roof lantern inserted into the middle of the flat roof extension with a maximum height of 3.15m. The materials which will be used in the construction of the development will match the materials used in the construction of the dwellinghouse. The proposal is of a high quality design would not appear overly dominant within the plot size nor would it have a harmful effect on the character of the area.

7.4 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

7.5 The proposal has a distance of approximately 7.5m to the shared boundary to the rear and a distance of approximately 16.5m to the rear facing elevation of the neighbouring property (No.6 Cavell Way), the proposal will be partially screened by the 1.8m close boarded boundary fencing. Therefore any impact upon this neighbouring property would be minimal and acceptable.

7.6 The neighbouring property at No.5 would be mainly screened from the proposed development by the detached garage along the shared elevation, the proposal will have a 4m distance from the proposed shared boundary. Therefore any impact upon this neighbouring property would be minimal and acceptable.

- 7.7 The neighbouring property at No.9 would be partially screened by the 1.8m close boarded wooden fencing along the shared boundary, the proposal will have a distance of approximately 0.5m from this shared boundary, any impact upon this neighboring property would be minimal and therefore acceptable.
- 7.8 Consequently, it is considered that the proposal will not 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.

(iv) Ecological Impacts

- 7.9 The Hampshire Biodiversity Information Centre note that the site is located within 50m of Notable and protected species - Hazel Dormouse. It is not considered that the proposed development would impact this protected species.

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/20/00681 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:
Location Plan - Received 18 August 2020
Proposed Block Plan - Received 18 August 2020
Existing Floor Plan and Elevations - Received 18 August 2020
Proposed Floor Plan and Elevations - Received 18 August 2020
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.