
Site Address:	49 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Rear conservatory.		
Application No:	APP/21/00040	Expiry Date:	09/03/2021
Applicant:	Mr and Mrs Bullman		
Agent:	Mr Cook	Case Officer:	Selina Donophy
	Four Seasons Conservatories		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey, detached dwellinghouse sited on the north side of Skylark Avenue, on a corner plot location. This property has a tiled, pitched roof and is of red brick construction and the rear garden runs alongside the road, separated by a brick boundary wall adjacent to Skylark Avenue. There is a detached , brick garage located in the north west corner of the site.

2 Planning History

APP/13/00598 - Discharge of Condition No/s 5, 6, 7, 16, 17 and 19 of Planning Permission 10/74014/000., PERM,16/08/2013

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.

Extension of time Agreement until 13th October 2017, PERM,19/10/2017

3 Proposal

Rear conservatory.

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

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comment

Councillor Lulu Bowerman
No comment

Councillor R Kennett
No comment

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a hipped roof conservatory to the rear of the property. It would have a width of approximately 6.2 metres, height of approximately 3.5 metres and depth of approximately 3 metres. It would be constructed from glass panelling, with brickwork up to approximately 1 metre above ground level to the side and would be set off slightly from the side elevation wall. To the rear would be bi-fold glass doors. The proposal, although partially visible from the road due to the corner plot location, is not judged to be a prominent or harmful feature and is not deemed to damage the character of the streetscene. This proposal is judged to be acceptable in appearance and is judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019). The proposal would result in only 8 metres of rear garden space retained, which is contrary to the 10 metres as stipulated in the Havant Borough Design Guide. Despite this, when judged within the context of the surrounding sites, the gardens of neighbouring properties in this estate are relatively small, ranging from between 8 and 10 metres in length. For this reason, the remaining outdoor amenity space is judged to be of an acceptable standard.

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

7.4 To the east of the site is no 47 Skylark Avenue. The proposal would be set at single storey level and would be separated from no 47 via the rear garden. The proposal is not considered harmful to the amenity of surrounding properties.

7.5 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.

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/21/00040

(A) 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:

Amended proposed elevations received on the 04.02. 2021

Block plan received on the 22.01.2021

Location plan received on the 22.01.2021

Reason: - To ensure provision of a satisfactory development.