
Site Address:	8 Nevinson Way, Waterloooville, PO7 5FW		
Proposal:	Erect a rear Orangery		
Application No:	APP/20/00996	Expiry Date:	04/01/2021
Applicant:	Mr & Mrs Killick Crofton HIC		
Agent:	Mr Nahid Crofton HIC	Case Officer:	Denise Sheath
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Nevinson Way, Waterloooville, is a two storey is terraced property constructed with red brick with a white painted render to the first floor rear and front elevations.

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

3 Proposal

Erect a rear Orangery

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

(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 to erect an Orangery to the rear elevation. It would have a width of approximately 4.8 metres, a depth of approximately 3 metres. The proposed rear extension would have a flat roof with a height of approximately 3 metres, with a lantern in the middle.

7.4 The proposed rear extension would have matching brickwork with a flat roof. Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the streetscene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping with the character of the area.

7.5 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

7.6 To the northern side of the proposed rear extension there would be no side windows to cause overlooking. It would be offset from the shared boundary with No. 10 Nevinston Way by approximately 2 metres, therefore it is considered that any impact would be acceptable.

- 7.7 To the southern side of the proposed rear extension there would be no side windows to cause overlooking. It would be offset from the shared boundary with No. 6 Nevinston Way by approximately 0.5 metres, therefore it is considered that any impact would be acceptable.
- 7.8 To the rear of the proposal would have a distance of 9m from the shared rear boundary and a 10m distance from the rear wall of No.14 Nevinston. The proposal would be partially screened by the 1.8m fencing and the shed along the rear boundary of the application site. Therefore any impact would be considered minimal and acceptable.
- 7.9 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/20/00996 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:

Application Form - Received 09 November 2020
Location Plan - Received 02 November 2020
Proposed Block Plan - Received 03 December 2020
Existing Floor Plan and Elevations - Received 09 November 2020
Proposed Floor Plan and Elevations - Received 03 December 2020

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.