
Site Address:	The Coach House, The Gardens, Havant, PO9 2XH		
Proposal:	Replacement conservatory.		
Application No:	APP/20/00106	Expiry Date:	03/04/2020
Applicant:	Mr B Miller		
Agent:	Mr Bramble-Stewart	Case Officer:	Joseph Toole
	GBS Designs		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Coach House is a detached property situated in The Gardens, which is accessed from Emsworth Road, Havant. The dwelling itself, although an attractive 20th Century cottage is not listed. However, the adjacent property, Warblington Lodge Cottage is Grade II Listed. The application site comprising of red brick with grey roof tiles. It has a detached outbuilding with an existing conservatory to the east within the front garden.

The application site is located within a cul-de-sac of mainly large detached property of differing styles and designs.

2 Planning History

07/50028/003 - Listed Building Consent for repair of flint and brick gatepost damaged by a car. , PERM,10/01/2008

3 Proposal

Replacement 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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 D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 6

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 proposed development involves removing the existing conservatory attached to the workshop to be replaced by a new conservatory. It would have a width of approximately 5.3 metres, a depth of approximately 2.5 metres and a maximum height of approximately 2.6 metres being a flat roof.

7.4 The proposed development would use brickwork, windows and doors to match the existing property. As a result it would be inkeeping with the context of the main building.

- 7.5 The scale of the proposed conservatory would be within the overall proportions of the dwellinghouse and be inkeeping with the character of the area. It would remain subservient to the host dwelling, replacing the existing conservatory.
- 7.6 Although the proposed development would be adjacent to the Warblington Lodge, a Grade II listed building it is considered that the development would conserve the character and setting of this building, therefore complying with policy CS11 of HBLP (Core Strategy)
- 7.7 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

- 7.8 The proposed conservatory would not be visible from the public realm, thus it would have a minimal impact upon the streetscene. The existing windows on the workshop will be removed and replaced by a door and window on the left side and a door and full length windows on the new conservatory. There would be no windows on the side elevations.
- 7.9 The proposal would be screened by the existing boundary treatment, a stone wall approximately 2 metres high along the northern boundary and a brick wall approximately 2 metres high along the southern boundary. Therefore it is considered to have no loss of privacy to the neighbours on either side.
- 7.10 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00106

- 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 Ground Floor and Roof Plan - COAHSE03 REV C
Proposed Elevations - COAHSE04 REV C
Existing and Proposed Road Side Elevations - COAHSE05 REV C
Parking Plan - COAHSE06 REV C
Block Plan - COAHSE07 REV C
Site Plan - COAHSE08 REV C
Site Location Plan - COAHSE 09 REV C

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.