
Site Address: 1 Spindle Close, Havant, PO9 2PX
Proposal: Proposed conservatory to side elevation.
Application No: APP/20/00602 Expiry Date: 13/09/2020
Applicant: Mr & Mrs Hobbs
Agent: Mr Cook Case Officer: Selina Donophy
 Four Seasons Conservatories
Ward: St Faiths
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, chalet bungalow located on the junction where Spindle Close meets Weavers Green. This dwellinghouse has a hipped roof, with a dormer to the front roof slope and cream render to the ground floor elevations. This property is set on a corner plot with a low brick boundary wall and hedging to the south and east curtilages with most of the outdoor amenity space located towards the front and side of the property.

2 Planning History

None relevant

3 Proposal

Proposed conservatory to side 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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

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: 5

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 conservatory sited on the side elevation facing towards the highway. Due to the corner location of this plot, the conservatory would be partially visible from the road predominantly when approached from the north, east or south. The conservatory would have a hipped roof with a height of 3 metres , a width of 3 metres and a depth of approximately 2.8 metres. It would be constructed from white upvc frame and panels and glass panelling to the upper section and roof. There would be a door towards the rear elevation. As previously noted, the conservatory would be visible from the street, as this would come higher than the existing hedge line - despite this, the roof would be constructed from glass which would reduce visibility , in addition the conservatory would be relatively modestly sized within the context of the existing dwelling therefore is considered an acceptable addition.

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 The proposed conservatory is not judged to have any notable impact on any surrounding neighbour amenity.

- 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00602 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:
Block plan received 27.07.2020
Location plan received 27.07.2020
Proposed elevations dated 15.07.2020
Proposed ground floor plan dated 15.07.2020
Clarification of materials email received 08.09.2020
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.