
Site Address:	7 North Close, Havant, PO9 2TE		
Proposal:	Single storey garden room to replace existing conservatory.		
Application No:	APP/20/00010	Expiry Date:	05/03/2020
Applicant:	Mr Geoffrey Eades		
Agent:	Ms J Jefferson	Case Officer:	Joseph Toole
	Joanna Jefferson Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 North Close, Havant is on the eastern south side of North Close. The application site is a detached two storey dwelling comprising of cream render and brown roof tiles. Vehicular access is from North Close with parking to the front and side. The property benefits from a large garden which incorporates an area of water formerly used as a watercress bed.

The application site fits within a small cul-de-sac with a diverse range of designs, styles and finishes.

The site fall within Flood Zone 3.

2 Planning History

96/59522/002 - Conservatory to south elevation, PERM,06/08/1996
94/59522/000 - Single storey conservatory to the side of the house., PERM,10/11/1994
APP/12/00646 - Construction of garage and garden store., PERM,31/08/2012
APP/13/00039 - Outline Application for erection of 1No. two storey dwelling with all matters reserved., PERM,31/07/2013
APP/15/01192 - Outline Application for erection of No. two storey dwelling with all matters reserved. Request to Discharge of Condition No's. 7,8,9,10,11,12,13,14,15, and 16 of Planning Permission APP/13/00039 (15.01.13)., UNK,
APP/15/01147 - Reserved Matters application for the erection of 1No. two storey dwelling for access, appearance, landscaping, layout and scale following Outline Permission APP/13/00039 together with Discharge of Conditions 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 relating to the outline permission., PERM,18/12/2015
APP/16/00988 - New dwelling and garage. (Approved 23/10/2016). Request to Discharge Conditions 2 and 6 (25.01.2017)., PERM,23/11/2016

3 Proposal

Single storey garden room to replace existing 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

CS15 (Flood and Coastal Erosion)

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.

Engineering/Drainage

No Comment.

Environment Agency

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

(iv) Flooding

(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 would involve the demolition of the existing conservatory to be replaced by a garden room. It would have a width of approximately 7.3 metres, a depth of approximately 5.1 metres and a maximum height of approximately 3.1 metres. It would have a flat roof with a flat rooflight. There would be 5 top windows on the east elevation, with glass sliding doors to the south and west and a top window on the north side.
- 7.4 The proposed development would involve changing all windows and doors from painted timber to colour coated aluminium. The proposed rear extension would have matching brickwork with a zinc and/or grey sarnafil roof. This would be deemed acceptable to the context of the main dwellinghouse.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space following the removal of the existing conservatory. As a result it would be inkeeping with the character of the area.
- 7.6 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

- 7.7 The proposed single storey rear extension would face onto the rear garden of the property which due to the nature of the development and existing screening along the boundaries would not overlook any private amenity space and would therefore be deemed 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) Flooding

- 7.9 The application would be classed as a 'minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows. The proposal should not effect these areas.
- 7.10 The site falls within Flood Zones 3. The application would involve the demolition of the

existing conservatory therefore there would be minimal increase in hardsurfacing associated with the development that would increase water run-off and due to the minor nature of the proposal would be unlikely to cause flooding to the site and elsewhere and therefore accords with policy CS15 of the Core Strategy. The Drainage Engineer and Environment Agency has no comment on the application

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/20/00010

- 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 - 201911.01
Block Plan - 201911.02
Proposed Site Plan - 201911.PIApp.06
Proposed Ground Floor Plan - 201911.PIApp.01
Proposed Roof Plan - 201911.PIApp.02
Proposed South and East Elevations - 201911.PIApp.03
Proposed North and West Elevations - 201911.PIApp.04
Sections - 201911.PIApp.05

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.