
Site Address:	2 Birch Tree Drive, Emsworth, PO10 7RT		
Proposal:	Conservatory to front.		
Application No:	APP/20/00223	Expiry Date:	05/05/2020
Applicant:	Mr & Mrs Brombley		
Agent:	Miss Cole	Case Officer:	Selina Donophy
	Anglian Home Improvements		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Birch Tree Drive, on a corner plot next to the junction with Redlands Lane. The property is of red brick construction, with a tiled, pitched roof with a gable end projecting forward on the front elevation. The east and south of the site is bordered by mature hedging with a gate to the south offering access to the garden area.

2 Planning History

None relevant

3 Proposal

Conservatory to front.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 **Statutory and Non Statutory Consultations**

No comments received

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: 9

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 application comprises a single storey extension/ conservatory to the south elevation of the property. This would have a width of approximately 3.7 metres, depth of 4 metres and height of 3.1 metres and would be constructed of brick to match existing with a glass and white pvc roof with white pvc, double glazed windows. It would have a set of french doors leading out into the garden and a new internal door would be added to allow access from the lounge.

This property is sited on a corner plot visible from both Birch Tree Drive and Redlands Lane , with the proposed conservatory set forward from the existing building line evident in the properties the west of the application site, nos 4-8. Although the conservatory is proposed on the front elevation fronting Birch Tree Drive, due to the corner plot location, this area would be considered outdoor amenity space which would normally not be visible from the public realm. The eastern and southern

boundaries comprise of mature hedging with a height of approximately 1.8 metres , with fencing to the western boundary. Due to the screening created by the hedge boundary treatment it is judged that most of the conservatory would not be unduly prominent from the road being largely screened, with the exception of the top of the roof. For this reason it is judged that the extension would not have an adverse impact on the character of the streetscene.

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 west of the application site is the adjacent property, no 4 Birch Tree Drive. The conservatory would be set forward from this property. There is existing hedge and fence screening on the boundary between these properties and therefore there is not deemed to be a significant impact on neighbour amenity as a result of this proposal.
- 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/20/00223

(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:

Block Plan received 11.03.2020
Location Plan received 11.03.2020
Proposed plan and elevations 900-05031 received 11.03.2020

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.