
Site Address:	21 Fishery Lane, Hayling Island, PO11 9NR		
Proposal:	Proposed conservatory.		
Application No:	APP/20/00065	Expiry Date:	25/03/2020
Applicant:	Mr & Mrs Silvester		
Agent:	Mr C Curnow	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a modern semi-detached two storey property, on the corner of Fishery Lane and Kingfisher Close. It has a brown tiled pitched roof and elevations of red/beige multibrick and wood cladding to the southern elevation. The site is level with open vehicular access to the front leading to an area of shingle and grass, enclosed by a 1 metre high fence and wall and hedging over 2 metres high.

2 Planning History

APP/18/00097 - Conversion of existing 3bed dwelling to form 1 pair of 2 bed semi detached houses including front extension to new dwelling, new vehicle access to existing dwelling and widen existing access to new dwelling., PERM,21/03/2018

3 Proposal

Proposed 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

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 8

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) Parking

(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 conservatory would be visible from the public realm due to its positioning on the property, the proposed conservatory will be added to the east elevation of the front extension previous approved under planning permission APP/18/00097. The proposed conservatory would not have an adverse impact upon the character of the streetscene.

7.4 The proposed conservatory will have a maximum height of approximately 2.7m, a eaves height of 2.4m, a depth and width of 3m. the materials to be used in the construction with regard to the brickwork and frames will match those on the existing property.

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 The neighboring properties to the front and west will not be impacted by the development due to the distances from the property and the orientation of the proposed conservatory.

- 7.7 The proposal will be approximately 5m from the shared boundary with the neighbouring property to the north, the proposal will not have any windows or doors installed along this facing elevation therefore the proposal would not have any adverse impact with regard to overlooking or loss of privacy. The impact upon this neighbouring property would therefore be minimal and acceptable.
- 7.8 The proposed conservatory would be a distance of approximately 2.5m from the shared boundary with No. 23 and would have a distance of approximately 5m to the main dwelling house, the proposal would be partially screen by the existing boundary treatment of approximately 2m hedging, the impact upon this neighbouring property would therefore be 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.

(iv) Parking

- 7.10 The application site was granted planning permission in 2018 to split the original property into 2No. semi detached dwellings. The Council's parking SPD adopted in July 2016 has a requirement for two off road parking spaces for two bedroom dwellings, the proposed conservatory would be placed on the approved area for the parking spaces, as part of this permission a revised block plan was submitted on 25.02.2020 to show the repositioning of the 2No. parking spaces required. The new allocation position still allows for adequate amenity area for the property. Therefore new allocated position of the parking spaces are considered to be acceptable.

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/20/00065 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 29 January 2020

Block Plan - Received 25 February 2020
Existing and Proposed Elevations and Floor Plans- Drawing No. 2210.19.CON
- Received 29 January 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.

- 4 The development shall not be brought into use until a minimum of 2 parking spaces as shown on Block Plan received 25 February 2020 have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.