
Site Address:	31 Brunel Way, Bedhampton, Havant, PO9 3NW		
Proposal:	Rear conservatory.		
Application No:	APP/19/00755	Expiry Date:	26/09/2019
Applicant:	Mrs Birtall		
Agent:		Case Officer:	Selina Donophy
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, terraced dwellinghouse located in Brunel Way. The property has dark fascias, soffits, drainage pipes, roof tiles and balcony railings and contrasting white pvc windows and double doors leading into the rear garden. The property has a rear gabled roof with lower monopitch roof with fawn coloured brickwork and is located within a modern, high density residential housing development known as Hawthorn Mews.

2 Planning History

No relevant planning history.

3 Proposal

This proposal consists of a rear conservatory with lean to glass roof and dark grey frame with dimensions of approximately 2.5 metres in height, 2.3 metres in depth and 3.2 metres in width.

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)

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

5 Statutory and Non Statutory Consultations

No consultations required in this case.

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: 1

Comment	Officer Comment
The whole of the Hawthorn Mews development has windows and doors made from white upvc so it concerns me to read that the conservatory frame will be made from dark grey upvc. This is completely out of keeping with the entire development and will be an eyesore to all the residents who will look onto it (approximately 15-18 houses). Whilst not objecting to this application I would ask that the aesthetics of this development in relation to the whole Hawthorn Mews development and the visual impact onto surrounding neighbours is considered and it is made a condition of this planning application that the only colour permissible is white. If the applicant will not change the colour then I request that the application is rejected.	See part 7 below.

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 nature of this proposal being located to the rear of the property means that the visual amenities of the streetscene remains unaffected. Due to the layout of this development, there is some overlooking from adjacent properties which back on to the application site, as well as from the adjoining properties on either side of number 31 Brunel Way.

Concerns have been raised regarding the proposed colour of dark grey being used for the frame suggesting that this may clash aesthetically with the white pvc windows and door frames used across the development. Although this viewpoint is acknowledged, it could equally be substantiated that a dark grey frame would sustain the contemporary design manifested throughout the various other darker details in these properties such as the roof tiles, fascias and drainage pipes. The modest rear conservatory is considered to have a limited and acceptable impact on the character and visual amenities of the area.

- 7.4 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

- 7.5 The conservatory is to be located to the East of the property and will be visible from the rear of the surrounding properties, with the properties most impacted being numbers 29 and 33 Brunel Way. Despite this, the development is not deemed to have any obtrusive impact on the neighbour amenity.

This proposal includes a lean to glass conservatory, including a glass roof with dark grey framing. The proposed height of the conservatory roof at 2.5 metres will reach above the current fence height with the adjoining property at number 33 Brunel Way yet this is not deemed to have any impact on overshadowing especially as the conservatory is set in from the common boundary with this neighbouring property, so does not stretch the entire width of the rear elevation. The lean to roof is of limited depth and height making it modest in design within the context of this area. The conservatory would be set further off No.29 and would have a limited and acceptable impact. It is therefore deemed any impact on the neighbouring properties would be negligible.

- 7.6 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/19/00755

(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:

Location Plan unique plan ref #00443937-9E22E0
Proposed Block Plan unique plan ref #00443943-1A92D9
Elevations and plan Drawing No. MM19 153
Photo of rear elevation received 1.08.2019
Proposed Floor Plan received 01.08.19

Reason: - To ensure provision of a satisfactory development.