
Site Address:	7A Third Avenue, Havant, PO9 2QR		
Proposal:	Erection of conservatory to north elevation.		
Application No:	APP/19/00631	Expiry Date:	14/08/2019
Applicant:	Mr & Mrs Tatt		
Agent:	Mr P Longyear	Case Officer:	Karen Wooden
	Topline Windows		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house located on the corner of Third Avenue and Grange Close. The house has elevations of brick and cream render and has previously been extended by means of a single storey extension to the northern elevation. The property is set centrally on the plot, with the main external amenity area being to the western elevation. A detached garage and area of hardsurfacing is accessed via Grange Close to the south.
- 1.2 The properties within close proximity to the site are a mix of ages, styles and designs

2 Planning History

99/59496/001 - Single storey side (north) extension, conservatory to side (south) and canopy to front (east), PERM,01/09/1999
94/59496/000 - Erection of 4' 9" high lap larch fence and wall combination along front and side perimeter boundary., PERM,26/01/1995

3 Proposal

Erection of conservatory to north 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)
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

5.1 No consultees required for this application.

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: 7

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

(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 original scheme submitted showed the height of the conservatory roof to be level with the existing extension, and proposed to extend closer to the northern boundary line. This was considered to be inappropriate and subsequently an amendment to the scheme has been received lowering the height of the conservatory and setting it a minimum of 2m back from the front boundary.

7.4 The proposed location of the conservatory is to the northern elevation which, although is the elevation facing onto Third Avenue, this is the side of the property rather than principal elevation. The boundary treatments are a mix of brick wall with fencing above, brick wall with railings above and fencing to the rear. The proposal will be visible from the public domain however it is noted that the streetscene provides a diverse range of property styles, with both older style and more modern houses which vary in construction materials. Furthermore a property to the north has a partially glazed veranda and a traditional mono pitched roof conservatory style structure to the front elevation, and therefore it is not considered that the proposal would have a

significant impact on the character of the area.

- 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 Due to the location of the proposal on the northern elevation, there will be no adverse impact on the occupiers of the properties to the south.
- 7.7 To the east of the proposal is the highway of Grange Close, with a separation gap of approximately 19m being retained between the eastern elevation and No. 7 Third Avenue to the east.
- 7.8 The conservatory is to be located over 5m from the boundary with No. 9 Third Avenue to the west. The boundary treatment is defined by means of a low level fence and natural screening. The plans show external doors and windows are to be placed on the western elevation of the conservatory however any overlooking caused by these will be towards the front garden area of No. 9, which is already readily visible from the public domain.
- 7.9 No. 10 Third Avenue is located to the north of the application site, however due to the highway being located between the properties, a separation gap of approximately 19m will be retained and therefore the proposal is not considered to impact the occupiers of this neighbouring property in terms of loss of light or overlooking.
- 7.10 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/19/00631 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:

Amended existing and proposed plans and location and block plan - received 30.07.19

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.