
Site Address:	17 Lovedean Lane, Waterloooville, PO8 8HH		
Proposal:	Rear conservatory.		
Application No:	APP/19/00241	Expiry Date:	23/04/2019
Applicant:	Mr G Haskins		
Agent:		Case Officer:	Karen Wooden
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling located on the junction of Lovedean Lane and Gladys Avenue. The property has rendered elevations and a hipped roof. An integral garage is attached to the eastern elevation, and the front amenity space has been predominantly hard surfaced to provide curtilage parking for several vehicles. The boundary treatments to the front (north) and side (west) are mature hedges which form natural screening.
- 1.2 The properties within Lovedean Lane and Gladys Avenue are a mix of one and two storey dwellings which vary in age, style and design.

2 Planning History

91/56133/000 - Erection of shed to side, PERM,03/06/1991
10/56133/001 - Raise ridge to form first floor accommodation, attached garage, rear conservatory and associated car parking., PERM,20/05/2010
APP/10/00499 - Construction of 1No. 2 bed bungalow and detached single garage with new access from Gladys Avenue., REF,29/11/2010
APP/17/00068 - 1No. 1 bed chalet bungalow and new crossover to parking area., REF,14/03/2017
APP/13/00133 - Construction of 1No. 2 bed detached bungalow and single detached garage with new access from Gladys Avenue., REF,03/04/2013
APP/15/00718 - Construction of 1No. 2 bed detached bungalow with vehicular and pedestrian access onto Gladys Avenue., REF,19/08/2015
APP/17/00651 - Demolition of existing outbuilding and erection of 1No. 2 bedroom bungalow., REF,22/09/2017

3 Proposal

Rear 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

No objections to the proposal. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

-No development or new tree planting should be located within 3 metres on each side of the external edge of the public sewer.

-No new soakaways should be located within 5m of a public sewer.

-All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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 proposed conservatory is to infill an area to the south west of the existing dwelling. This location will result in the conservatory not being readily visible from Lovedean Lane, however will be partially visible from Gladys Avenue. The submitted details show the conservatory to have a width of 4.9m and a depth of 3.2m, and will project no further than the western elevation or southern elevation of the host dwelling. The natural screening along the western boundary will reduce any visual impact. Notwithstanding this, the brickwork is to be rendered cream to match the host dwelling which will create a natural continuation of the property and is not considered to be harmful to the character 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 south of the property and as such will not result in an adverse impact to the occupiers of the property to the north.
- 7.6 The conservatory will project no further than the existing rear wall of the property and as such will not be visible from the occupiers of the property to the east.
- 7.7 The separation gap between the proposed conservatory and the property to the south (60 Gladys Avenue) is approximately 25m. As such given the overall layout, together with the size, scale and massing of the proposal, it is not considered that the development would result in significant overlooking or overshadowing on the amenities of this neighbouring property to justify a reason for refusal on this matter.
- 7.8 To the west of the house is a residential care home, however this is separated from the application site by Gladys Avenue and further screened by the boundary treatment. It is therefore not considered that the proposal would have a significant impact on the residents of the care home.
- 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.

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/19/00241 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 - received 26.02.19
Proposed plan - received 26.02.19
Dimensions - received 26.02.19

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.