
Site Address:	15 School Lane, Havant, PO9 2GE		
Proposal:	Conservatory to the rear.		
Application No:	APP/18/00517	Expiry Date:	13/07/2018
Applicant:	Mr Hotton		
Agent:	Mr Davison	Case Officer:	Emma Chisnall
	iDraw Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 15 School Lane is an end of terrace two storey dwelling situated on level ground in Havant. The dwellinghouse has not been extended in the past and has an integral garage to the east alongside a modest area of hard-surfacing to the side of the dwellinghouse in order to accommodate two parking spaces onsite. The materials used on the dwellinghouse consist of facing brickwork and concrete tiles.
- 1.2 To the rear the amenity space is adequate in size, laid as lawn and surrounded with a 1.8m timber close boarded fence. The railway line is to the north of the application site.

2 Planning History

None

3 Proposal

Conservatory to the rear.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 2

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 works are considered to reflect the scale of a typical domestic extension and shall be screened from the public realm by the dwellinghouse therefore protecting the character and appearance of the area.

7.4 Following a site visit it was noted that School Lane has examples of development to the rear with the neighbouring dwelling to the west No 11 having a conservatory to the rear. The works proposed to No 15 are therefore considered to not look out of place.

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 dwellings that have the potential to be impacted are No 11 and No 17 School Lane.

7.7 Following a site visit it was noted that No 11 has developed a conservatory to the rear to a similar depth of the works proposed at No 15. Windows are within the east side and north rear elevation of the neighbouring conservatory. Due to the position of the works on No 15 and that the development at No 11 shall be to a similar depth the proposed development is considered to not significantly impact light levels reaching

No 11 nor create shadowing. Sufficient screening is between the neighbours which alongside the hipped roof to the side and rear of the proposed conservatory is considered to ensure that the works do not appear over-bearing or oppressive. No windows are proposed in the west side elevation of the proposed conservatory at No 15 therefore protecting privacy levels and not causing significant over-looking as a result. The development is therefore considered to be acceptable.

- 7.8 The neighbouring dwelling to the east is set away from the proposed development by approximately 3.8m. Due to this and the sufficient screening between the dwellings consisting of 1.8m timber fencing the works are considered to result in a limited and acceptable impact to No 17 and would accord with the Borough Design Guide when it comes to acceptable single storey development. The works are considered to be acceptable.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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/18/00517 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:

Proposed Block, Floor and Elevation Plan: Drawing No 18.290.101
Existing Block, Location, Floor and Elevation Plan: Drawing No 19.290.100

Reason: - To ensure provision of a satisfactory development.