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Site Address: 31 Bushy Mead, Waterlooville, PO7 5DY  
Proposal: Replacement conservatory roof with PVCU panels and glass sheets.  
Application No: APP/18/00641                      Expiry Date: 16/08/2018  
Applicant: Mr & Mrs Carlyle  
Agent: Miss Cole                      Case Officer: Karen Wooden  
                 Anglian Home Improvements  
Ward: Purbrook  
Site Visit Date: 07/08/2018

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

- 1.1 The application site is located within a residential part of Waterlooville; Bushy Mead being characterised by similar style two storey semi-detached dwellings and similar style detached bungalows within separate parts of the street scene.
- 1.2 The application dwelling is a two storey semi-detached dwelling with pitched roof and brick and pebble dashed walls. To the front of the house is a pitched roof porch, and a small lawned area. A hardsurfaced area to the eastern elevation of the property provides access to the detached garage to the rear.

## **2     Planning History**

- 2.1 No relevant planning history.

## **3     Proposal**

Replacement conservatory roof with PVCU panels and glass sheets.

## **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)

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

## **5     Statutory and Non Statutory Consultations**

- 5.1 No consultations 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: 4

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 extension the subject of this application is located to the rear of the property and not readily visible from the public domain. Notwithstanding this the proposed materials are considered to be appropriate in context with the dwellinghouse.

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 It is noted that a mirrored application has been received in relation to the adjoining property to the west, 29 Bushy Mead.

7.6 Due to the nature of the proposal it is not considered that the replacement roof would have any adverse impact on the occupiers of the neighbouring properties in terms of loss of privacy or overlooking. The height of the roof is to be marginally higher than the existing conservatory roof, however this will not result in an overbearing impact.

7.7 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00641 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 21.06.18

Block plan - received 21.06.18

Existing plans and elevations - received 21.06.18

Proposed plans and elevations - received 21.06.18

Photograph - received 21.06.18

**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.