
Site Address:	75 Stakes Road, Waterloooville, PO7 5NP		
Proposal:	Erection of conservatory.		
Application No:	APP/18/00635	Expiry Date:	17/08/2018
Applicant:	Mr Rogers		
Agent:	Mr Stummer	Case Officer:	Denise Sheath
	Extension Design Building		
	Plans Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

75 Stakes Road is a detached two storey dwelling with an attached garage the west with additional off road parking within the front curtilidge . The dwelling is pebble dash rendered and has a tile hung roof with 2No. dormer windows to the front elevation. The rear of the property has been extended at first floor level to the east elevation and a conservatory adjoined to the side and rear elevation. The rear garden is approximately 1m below the ground level of the dwellinghouse and is accessed by steps.

2 Planning History

96/61833/000 - Conservatory to rear and first floor extension, PERM,20/08/1996

3 Proposal

Erection of 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

Havant Borough Local Plan (Allocations) July 2014

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: 5

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 proposal would be attached to the rear and side of the property extending across the width of the property and would be partially visible from the public realm. The development is to

replace the existing conservatory with a larger conservatory which is more in keeping with the property. It would result in a reasonable increase to the original footprint of the property,

although this can be comfortably accommodated within the extent of the site.

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 works have the potential to cause over-looking to the neighbouring properties to the North No 2 and No. 4 Park Farm Road but it is acknowledged that no objections have been made by these neighbours. The proposal is over 20m distance to the nearest building lines of these neighbouring properties. The proposed conservatory is replacing an existing conservatory any further impact from the proposal is considered minimal and not be sufficient enough to warrant a refusal of planning permission.

- 7.6 The proposal will have no impact to the neighbouring property to the east elevation as a previous extension will screen the proposal. The boundary treatment directly west at the rear is a wall from the garage at No. 73 and a 1.8m close boarded fence the covering the rest of the boundary at the rear, the proposal will only extend approximately 50cm from the neighbouring property's building line and would therefore not cause a significant impact.
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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00635 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form
Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans
Drawing No. ROGE001.
Reason: - To ensure provision of a satisfactory development.