
Site Address:	31 Manor Close, Havant, PO9 1BD		
Proposal:	Conservatory to rear.		
Application No:	APP/18/00788	Expiry Date:	02/10/2018
Applicant:	Mr Brook		
Agent:	Mr D Parratt	Case Officer:	Karen Wooden
	Executive Windows		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: Wrong Application type for recommendation code

1 Site Description

- 1.1 The application site is a two storey semi-detached property situated within St Faiths Conservation Area in Havant. The property has a brown tiled pitched and hipped roof and elevations of cream painted brickwork. There is pedestrian access only to the front, accessed from The Pallant, and vehicular access to the rear, which backs onto Prince George Street. To the rear of the property is a detached garage and hardsurfacing, providing an additional curtilage parking space.
- 1.2 The surrounding area comprises a mixture of two storey semi-detached and detached properties of similar age, style and design and commercial properties, reflecting the nature of the Conservation Area.

2 Planning History

96/62159/000 - Pruning of 1 Rowan within St Faiths Conservation Area,
RNO,05/12/1996
06/62159/002 - Notification of intention to pollard height of a Mountain Ash within St.
Faiths Conservation Area., RNO,17/07/2006
APP/12/01030 - Fell 1No. Cupressus Leylandii within St Faiths Conservation Area.,
RNO,07/11/2012

3 Proposal

Conservatory to rear.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
------	-------------------

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection

The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Material samples to match.

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: At least one site notice exists - check the number.

Statutory advertisement: 24/08/2018

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.

7.3 The application site lies within the St Faith's Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or

appearance of that area.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 As the dwellinghouse is located within the St Faith's Conservation area there is particular importance to protect and maintain the heritage of the building and locality and as such the conservation officer has been consulted. Following an assessment the conservation officer had the following comments to make ' *The single storey extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant. No objection subject to the following condition: Material samples to be submitted*'. Therefore from a conservation perspective the proposed development is considered to maintain or enhance the existing character of the conservation area and is considered to be acceptable subject to a materials condition shall can be conditioned as part of the decision.
- 7.5 The application site has an adequate amenity space to the rear to accommodate the proposed development and with examples of rear development present within Manor Close, it is not considered that the extension would have a detrimental impact on the character of the area.
- 7.6 The Design and Access Statement submitted with the application stated that the walls would be constructed using bricks to match the bottom of the property. However the brickwork of the dwellinghouse which is visible from the public domain is painted cream and therefore it was recommended that the brickwork of the proposal be painted cream to reduce any visual impact on the character of the area. This recommendation has been agreed in writing by the agent.
- 7.7 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

- 7.8 Due to the proposed location of the conservatory, it is not considered that it would have an adverse impact on the occupiers of the properties to the east or west.
- 7.9 No. 32 Manor Close is sited to the south of the application site, and is a semi detached dwelling of a similar style to the application site. The boundary line of these properties is defined by 2m high close board fencing. It is noted that the proposed extension will be sited approximately 8m from the neighbouring house.
- 7.10 The attached property to the north of the application site is 30 Manor Close. The submitted plans show the proposed conservatory will be partially sited up to the boundary line. The current boundary treatment is 2m high fencing. The proposed extension is to have a parapet wall of approximately 2.6m, will extend 4m from the rear wall of the dwellinghouse, and will have a pitched glass roof, with the maximum pitch height of 3.2m. To the rear elevation of No. 30 is a rear door and a set of patio doors. It is accepted that the proposed rear extension may result in a reduction of afternoon light to the neighbouring property, however it is also acknowledged that Permitted Development rights would allow the applicants to construct an extension of 3m in depth, with a maximum height of 4m, without the need for planning permission. This would also reduce the light to the neighbour and it is therefore considered that the refusal of this application in terms of loss of light could not be justified. Furthermore no objection has been received by the occupiers of No. 30.

- 7.11 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 Wrong Application type for recommendation code for application APP/18/00788 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:

Design and access statement / heritage statement - received 07.08.18

Location plan - received 07.08.18

Block plan - received 07.08.18

Existing and proposed side elevations - received 07.08.18

Existing rear elevation and ground floor plans - received 07.08.18

Proposed rear elevation and ground floor plans - received 07.08.18

Dimensions plan - received 07.08.18

Email from agent confirming the brickwork is to be painted - received 09.10.18

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.