
Site Address:	9 Allenby Road, Waterlooville, PO7 5FL		
Proposal:	Erection of rear orangery		
Application No:	APP/17/01097	Expiry Date:	06/12/2017
Applicant:	Mr & Mrs Poulson		
Agent:	Mr Nahid	Case Officer:	Emma Chisnall
	Crofton HIC		
Ward:	Stakes		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No 9 Allenby Road is a large detached two storey dwelling which is part of a new housing estate currently being developed to the north of Waterlooville. No 9 is positioned on level ground but is at the bottom of a hill and therefore has a rear amenity space on a sharp incline to the east with the remaining dwellings to the east being in a higher position than that of No 9. The dwelling is constructed of a mixture of facing brickwork and concrete tiles and is positioned in a corner plot between Allenby Road and the road to the west. The dwelling has a garage onsite to the south of the application site with additional parking provision in the form of hard-surfacing which runs along the side of the dwellinghouse.
- 1.2 The curtilage boundary to the sides and rear of No 9 consist of 2m brick wall with the front of the house very open to view with a low lying boundary.

2 Planning History

APP/15/01399 - Application for non-material change to Planning Permission
APP/10/00828 Design Code relating to kerb stones (Employment Hub only) and carriageways (site wide)., PERM, 12/01/2016
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is sought. The following plans are submitted for approval; Town Park Masterplan - D2403 L.100 Rev 03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth Shelter - D2403 L.206 Rev 7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev 6 Indicative Site Sections D - d - D2403_L.453 Rev Landscape Design Statement A4 Hoop Shelter A4 Hoop Shelter Dimensions Photo examples of the proposed youth shelter, UNK,

3 Proposal

Erection of rear orangery

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)

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: 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. Although planning conditions have removed permitted development rights, No 9 is still within the built up area and therefore the principle of the development is considered to be acceptable subject to the usual planning considerations.

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

7.3 No 9 is positioned within a corner plot and therefore although the works are proposed to the rear of the dwellinghouse the development shall still be potentially viewable from Allenby Road. The application site benefits from substantial screening in the form of a 2m brick wall along the north boundary and therefore although the works shall be higher than this the projection is considered to be modest and the development sufficiently screened. Alongside the design of the works being flat roofed with a lantern the development is considered to have an acceptable impact on the character of the area on balance.

7.4 No 9 is part of a new estate and therefore development to the rear of the dwellings is not typically present. However, the dwellinghouse is set in a generous plot that can accommodate the works and due to the application site being within the built up urban

area of the Borough the development is considered to not result in a significant adverse impact to the locality. It is noted that the design appears subservient to No 9 and has a modest mass and bulk and therefore the works are considered to result in an acceptable impact.

- 7.5 The works are proposed to be built using matching materials to that of No 9 which shall ensure the development looks in keeping to the existing dwellinghouse. This shall be conditioned as part of the decision.
- 7.6 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

- 7.7 The application site is considered to be sufficient in size in order to accommodate the proposed development whilst leaving an acceptable amount of amenity space to the existing and future occupiers of the dwellinghouse.
- 7.8 The works shall be set off the neighbouring dwellinghouse to the south No 11 by approximately 9m. Although windows are proposed within the side elevation of the development at No 9 this distance coupled with the screening between the dwellings is considered to be sufficient in order to reduce the impact caused to an acceptable level..
- 7.9 The development is considered to be set sufficiently away from the neighbouring dwelling to the east by approximately 10m and the dwellinghouse to the north which is separated by Allenby Road. Coupled with sufficient screening in place the works are considered to result in a negligible impact to these neighbouring dwellings and can therefore be considered to be acceptable.
- 7.10 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/17/01097 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:
Site Location Plan: Ordnance Survey Number 0100031673
Proposed Block Plan: Received 11.10.2017
Proposed Elevations and Floor Plan: Received 11.10.2017
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.