
Site Address:	10 Poppy Way, Havant, PO9 2FX		
Proposal:	Erection of conservatory to rear of property.		
Application No:	APP/18/00469	Expiry Date:	10/07/2018
Applicant:	Mrs Kidambi		
Agent:	Mr Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd.		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 10 Poppy Way is a two storey dwellinghouse constructed of facing brickwork and concrete tiles and is situated on level ground in Havant. The dwellinghouse is positioned in a forward position in its plot and has a provision for parking along the north side elevation of the dwellinghouse including a detached garage which is along the north boundary to the rear of No 10. The amenity space to the rear is adequate in size and laid as lawn. The curtilage boundary is constructed of 1.8m timber fencing.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site), SPL,17/10/2014
APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B)., PERM,31/03/2015
APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222, PERM,31/03/2015
APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission
APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

3 Proposal

- 3.1 Erection of conservatory to rear of property.

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: 3

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 screened from the public realm and would be situated within an urban area which benefits from similar extensions. The proposal would result in a reduction of the amenity space at the property, however the conservatory is of a modest size and it is the wish of the owner to use to the amenity space in this manner. The design and appearance of the conservatory is deemed appropriate in context to the existing building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Part of the proposed extension would be visible from the neighbouring properties,

although it is single storey in height and it shall be partly screened by the boundaries present. The works shall be set off the neighbouring boundaries creating an acceptable separation and coupled with no objections being made it is considered that on balance, the development is unlikely to lead to overlooking or appear overbearing and would have a negligible impact on the properties immediately adjoining the existing dwelling.

- 7.5 The works have the potential to cause over-looking to the neighbouring dwelling to the south No 8 but it is acknowledged that no objection has been made by this neighbour. The works shall be set off the boundary and are considered to have a sufficient level of screening in place between the dwellings that would leave a modest amount of the window which could be viewed from eye level. Therefore on balance, although there is a potential impact caused this is considered to not be sufficient enough to warrant a refusal of planning permission.
- 7.6 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).

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/18/00469 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 Ground Floor Plan: Drawing No 5035/2
Proposed Elevations Plan: Drawing No 5035/4
Site Layout Plan: Drawing No 5035/500
Location Plan: Licence No 100041041

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.