
Site Address:	6 Blackmoor Walk, Havant, PO9 5PR		
Proposal:	Conservatory to rear bridging house to outbuilding.		
Application No:	APP/17/00946	Expiry Date:	03/11/2017
Applicant:	Mr & Mrs Clay Crofton HIC		
Agent:	Mr Nahid Crofton HIC	Case Officer:	Harriet Pitney
Ward:	Bondfields		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, mid terrace, residential dwellinghouse located on the eastern side of Blackmoor Walk comprising elevations of brick construction (partially clad) with a tiled pitched roof.

The front of the property is accessed via pedestrian access only. Access to the single storey garage associated with No.6 Blackmoor Walk is accessed via the parking court to the rear of the site.

The rear garden is primarily laid to lawn with a dedicated patio area and is enclosed by a timber close boarded fence and brick boundary wall which is approximately 1.8 metres in height. The property currently benefits from a single storey garage to the rear which extends into the rear garden with an attached outbuilding which is utilised for additional storage. This appears to be a common characteristic which is apparent within many of the properties within Blackmoor Walk.

The area is residential in nature with a medium-high density of dwellings adjacent to the site all of a similar age, style albeit slightly varied in terms of their design.

2 Planning History

APP/17/00892 - Prior notification for single storey development extending 4.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.250 metres and a maximum height of 2.9 metres.
, UNK,08/09/2017

3 Proposal

This application is for the erection of a conservatory to the rear of 6 Blackmoor Walk bridging the main house to the existing outbuilding to the 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

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

- 7.3 The application site currently benefits from a single storey garage to the rear with an attached outbuilding which extends into the rear garden of No.6 Blackmoor Walk. This arrangement appears to be a common characteristic within the immediate streetscene.

- 7.4 On this basis, the proposed extension to the rear would not be readily visible from the public realm by virtue of its position which would essentially bridge the gap between the rear wall of the main dwellinghouse and the existing outbuilding/garage to the rear. As such, it is not considered that the proposed development would result in any impact which would be considered harmful to the character and appearance of the area.

- 7.5 Notwithstanding the above, it is considered that the design and appearance of the proposed conservatory is deemed appropriate in context with the main dwellinghouse and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.6 It is not considered that the scheme would result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 By virtue of the position of the proposed extension, the only property likely to be affected by the development would be the adjacent neighbouring property to the north (No.8 Blackmoor Walk).

7.8 The proposed extension would essentially bridge the gap which currently separates the rear wall of the main dwellinghouse and the existing outbuilding/single storey garage to the rear. On this basis, the proposed extension would be sited immediately adjacent to the shared boundary with this property.

7.9 The height of the proposed extension would be a maximum of 3 metres and on this basis it must be acknowledged that the current boundary treatment which separates No.6 & No.8 comprises a brick built wall which is approximately 1.8/2 metres in height and would therefore provide an element of screening from the adjacent neighbouring property. It must also be noted that the height of the proposed extension would meet the requirements allowed for under the Permitted Development criteria and had the extension not formed a connection to the existing outbuilding, the extension could have been undertaken via the Prior Approval process. On this basis, it is not considered that the proposed addition of a conservatory in this location would result in any additional loss of light, privacy, outlook or appear overbearing to the detriment of the adjacent neighbouring property.

7.10 It is acknowledged that there are high level windows proposed within the north east elevation of the proposed conservatory which have the potential to impact on the privacy and generate additional overlooking to the detriment of the adjacent neighbour. As such and in order to mitigate this impact, a condition has been recommended requiring these windows to be obscurely glazed and fixed shut.

7.11 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.12 It is noted that no letters of objection have been received in relation to the development proposed.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, character and appearance of the area, 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/17/00946 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the north east elevation shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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:

Site location plan- received 8th September 2017

Block plan- received 8th September 2017

Existing plans and elevations- received 8th September 2017

Amended proposed plans and elevations- received 10th October 2017

Reason: - To ensure provision of a satisfactory development.