
Site Address:	8 Trenchard Close, Waterlooville, PO7 5FN		
Proposal:	Erection of orangery to rear.		
Application No:	APP/18/00286	Expiry Date:	21/05/2018
Applicant:	Mr & Mrs Fernandes		
Agent:	Mr Nahid	Case Officer:	Bee Crawford
	Crofton HIC		
Ward:	Stakes		
Site Visit Date:	24/04/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a recently constructed three storey end of terraced property, situated on the Berewood Phase 2 Development Site. It has a brown tiled pitched roof and elevations of red multibrick. The site is level with open vehicular access to the front with an area of block paving and 1 metre high wall to the northern boundary. There is a slight incline to the rear garden which is mainly laid to lawn with a patio area and shrubs, enclosed by 1.8 metre high fencing to the eastern and southern boundaries and a wall in excess of 2 metres high to the northern boundary.
- 1.2 The adjoining three storey terraced property is to the south, the rear aspect of properties in Trenchard Close are to the north beyond an access road and the rear garden of a property in Newlands Avenue is to the east. The area is of medium density currently under construction with a mixture of two and three storey detached, semi-detached and terraced properties of similar age, different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of orangery to rear of property.

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 8

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 of the property and would be partially visible from the access road to the north of the property. The development would result in a modest increase to the original footprint of the property which can be adequately 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 proposal will be situated close to the southern boundary of the site, although it is of a modest depth and height. Whilst there could be a perception of a loss of light to the neighbouring property at number 6 Trenchard Close, a 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the proposed extension falls outside the overshadowing zone of the ground floor

windows at this property and it is therefore considered a reasonable outlook would be retained from the closest neighbouring windows.

- 7.6 Although there are windows in the rear and northern elevations of the proposal, the properties to the east and north are deemed to be a sufficient distance away for any impact to be negligible.
- 7.7 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/18/00286 allowing reasons/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 stated under Section 11 (Materials) of the application form.
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:

Location plan
Block plan
Existing elevations and floor plan
Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.