
Site Address:	13 Longcroft Way, Havant, PO9 1FL		
Proposal:	Conservatory to rear.		
Application No:	APP/17/00801	Expiry Date:	18/09/2017
Applicant:	Mrs Smith		
Agent:	Mrs Bax	Case Officer:	Harriet Pitney
	hsb planning & design		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached, two storey, residential dwelling, located on the southern side of Longcroft Way, comprising elevations of brick construction with a tiled pitched roof.

Offroad parking provision is provided for to the side of the main dwellinghouse (western elevation) and a parking court exists to the eastern elevation which serves a number of other properties within the development. The rear garden is laid to lawn and enclosed by a timber close boarded fence which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the erection of a conservatory to the rear of 13 Longcroft Way. This application has been submitted following condition 26 of planning permission APP/12/00772 which sought to remove all permitted development rights relating to Class A, D & E of The Town and Country Planning (General Permitted Development) Order 2015 as amended.

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
- (iv) Source protection zone

(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 proposed conservatory would not be readily visible from the public realm by virtue of its position to the rear of 13 Longcroft Way. On this basis it is not considered that the development would have any significant impact visually on the character and appearance of the area.

7.4 Notwithstanding the above, it is considered that the design and appearance of the proposal is deemed appropriate in context to the host dwelling and respects the existing built form. The proposal 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 any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 It is important to acknowledge that no letters of objection have been received in relation to this application. The existing boundary treatment currently comprises a timber fence which is approximately 2 metres in height enclosing the application site and provides screening from the public realm. Furthermore, the proposed conservatory would be sited in excess of 35 metres away from the properties to the rear and 23 metres away

from the adjacent neighbouring property. The proposal would also be sited to the eastern side of the dwelling, adjacent to the parking court. On this basis, it is considered unlikely that the proposed extension would result in any loss of light, privacy, outlook, or appear overbearing to any of the adjacent neighbouring properties.

- 7.6 Whilst it is noted that permitted development rights have been removed and the addition of an extension would reduce the current amenity space provided, taking into account the scale, design and position of the proposed extension it is considered that there is still sufficient amenity space with the addition of the extension.
- 7.7 On the basis of all of the above, it is considered that the proposal is unlikely to cause any unacceptable harm to the amenity of the adjacent neighbours and therefore accords with Policy CS16 of the HBLP (Core Strategy).

(iv) Source Protection Zone

- 7.8 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00801 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 indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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:

Site location plan- received 24th July 2017
Block plan (Dwg No. 01- sheet 1 of 3)- received 24th July 2017
Existing and proposed elevations (Dwg No. 01- sheet 2 of 3)- received 24th July 2017
Existing and proposed floor plans (Dwg No. 01- sheet 3 of 3)- received 24th

July 2017

Reason: - To ensure provision of a satisfactory development.