
Site Address:	34 Padnell Avenue, Waterlooville, PO8 8DT		
Proposal:	Proposed conservatory.		
Application No:	APP/17/00898	Expiry Date:	13/10/2017
Applicant:	Mr & Mrs Kumarajecwai		
Agent:	Mr P Longyear	Case Officer:	Karen Wooden
	Topline Windows		
Ward:	Cowplain		
Site Visit Date:	02 October 2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house, located on the corner of Padnell Avenue and Winscombe Avenue in Waterlooville. The property benefits from a good size front/side garden, with a small space to the rear of the house.
- 1.2 The property has an attached outbuilding which is a feature that exists on many of the surrounding properties.

2 Planning History

90/55796/000 - Single storey front extension, PERM, 14/03/1991
90/55796/002 - Erection of double garage to side, REF, 04/04/1991
91/55796/004 - Single garage to side, PERM, 13/06/1991
APP/17/00716 - Prior notification for single storey development extending 3.75 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 2.6 metres.
, WD, 03/08/2017

3 Proposal

Proposed conservatory. The proposal was originally submitted as a Prior Notification application (APP/17/00716) however this was withdrawn as the proposal did not comply with the relevant criteria.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations were required for 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: 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 proposed conservatory will be located between the existing attached outbuilding, and the boundary with No. 36 Padnell Avenue and would not be visible from the public realm, therefore it is not considered that the scheme would result in a negative impact upon the streetscene.

- 7.4 Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form, character and appearance of the surrounding locality. On this basis, the proposed extension is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- (iii) Effect on neighbouring properties

- 7.5 The existing outbuilding extends 4.2m from the rear wall of the dwellinghouse and has flat roof with a maximum height of 2.85m. The proposal will extend 3.8m, with a sloping roof with a maximum height of 2.7m. Due to the conservatory being sited between the outbuilding and the curtilage of the property to the east, the proposal will not be visible from the neighbour to the west (14 Winscombe Avenue).

- 7.6 The conservatory will be sited 6m from the rear boundary, which abutts the end of the garden of No. 12 Winscombe Avenue.

- 7.7 The conservatory will be sited close to the boundary with No. 36 Padnell Avenue, with the boundary treatment between the properties being 1.8m close board fencing. The windows to the eastern side of the conservatory are to be obscurely glazed and it is recommended that a condition be attached to the decision notice to ensure that the glazing to this aspect remains so.
- 7.5 Consequently, it is considered that the proposal will not 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/17/00898 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:

Location plan - received 18.08.17
Block plan - received 18.08.17
Photographs - received 18.08.17
Proposed plan - received 18.08.17

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the conservatory hereby permitted the windows in the eastern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.