
Site Address:	2 Park Road, Purbrook, Waterlooville, PO7 5ES		
Proposal:	Single storey conservatory to side of property.		
Application No:	APP/17/01197	Expiry Date:	02/01/2018
Applicant:	Mr Wilkinson		
Agent:	Everest Limited	Case Officer:	Karen Wooden
Ward:	Purbrook		
Site Visit Date:	22/11/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached house occupying a corner plot on Park Road, with elevations of brick and render. The property benefits from an integral garage and additional off road parking to the front.
- 1.2 The ground level rises from north to south and therefore the property is sited higher than the highway.
- 1.3 The character of Park Road is mixed in terms of the style and age of the properties, many of which have been altered and extended.

2 Planning History

99/64079/000 - Single storey rear extension, PERM, 21/04/1999

3 Proposal

Single storey conservatory to side 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)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 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 property is located in the south western corner of the plot. The conservatory will therefore be sited a minimum of 15m from the public domain. The boundary treatment around the curtilage adjacent to the highway is a brick wall and fencing.

7.4 Taking into consideration the location of the proposal, the difference in ground levels and the boundary treatments, the erection of the conservatory would not have a significant impact on the character of the area.

7.5 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

7.6 The proposed location of the conservatory is to be on the south eastern elevation of the host dwelling, approximately 2m from the boundary line with No. 4 Park Road. The boundary treatment between the two properties is high close board fencing. The conservatory will be attached to the host dwelling on the north and west elevations, and will be glazed on the east and south elevations to a height of approximately 2.1m. It is not considered that the conservatory will reduce the light to the neighbouring property, nor will it result in unacceptable overlooking.

7.7 Due to the proposed location of the conservatory, it will have no impact on any neighbours to the north, east or west of the property.

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/17/01197 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 and site plans - 4303/PP/01
Existing elevations and floor plan - 4303/PP/02
Proposed elevations and plan - 4303/PP/03

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.