
Site Address:	17 Clinton Road, Waterloooville, PO7 6DT		
Proposal:	Rear conservatory.		
Application No:	APP/17/00771	Expiry Date:	13/09/2017
Applicant:	Mr & Mrs O'Dell		
Agent:	Mr P Longyear	Case Officer:	Karen Wooden
	Topline Windows		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached bungalow situated on the north east side of Clinton Road. The area is characterised by detached and semi-detached dwellings, many of which have been extended.

2 Planning History

08/73051/000 - Retrospective application for the retention of single storey rear extension., REF,06/02/2009

09/73051/001 - Retrospective Application for the retention of single storey rear extension. (Amendment to application number 08/73051/000 'changes to roof aspect'.), PERM,18/05/2009

APP/17/00635 - Prior notification for single storey development extending 3 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 2.8 metres.
, WD,17/07/2017

3 Proposal

Rear conservatory.

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

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: 6

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 is to be constructed to the rear of the property 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 of Clinton Road.

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.

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 conservatory is to be located approximately 5m from the boundary with the property to the south east (19 Clinton Road) and therefore it is not considered that it will impact the occupiers of this neighbouring property.

7.7 The proposal will be located close to the boundary of the property to the north west (15 Clinton Road). The conservatory is to be constructed of a mix of brick and glass, and the design shows the access door and main windows are to be located on the north east and south eastern sides of the proposal, providing views over the

application site garden. The plans show the north western elevation is to be mainly of brick construction, with the area above 1.8m from ground level being three sealed glazed panels. The existing boundary treatment between the properties is 2m high close board fencing, reducing the amount of glazing visible from the neighbouring property to approximately 150mm (depth). Therefore it is not considered that the proposal will have a negative impact on the occupiers 15 Clinton Road in terms of overlooking, overshadowing, 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/17/00771 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 19 July 2017
Block plan - received 19 July 2017
Floor plan and elevations - received 19 July 2017

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 use of the conservatory hereby permitted the windows within the north western 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.