Site Address:	31 Billy Road, Hayling Island, PO11 0FA		
Proposal:	Erection of conservatory to rear.		
Application No:	APP/17/01077	Expiry Date:	11/12/2017
Applicant:	Mr Bull		
Agent:		Case Officer:	Karen Wooden
Ward:	Hayling West		
Site Visit Date:	24/10/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a modern semi detached two storey dwelling located in a small brand new development in Hayling Island. The elevations are constructed of red multi-brick, and the roof is hung tiled. The property benefits from off road parking to the front.

1.2 The rear of the property is laid to lawn with 1.8m fencing serving as the boundary treatments to the north and south elevations. The property backs onto an industrial building which is located in Furniss Way

2 Planning History

2.1 APP/15/00919 - Mixed use development comprising 76 residential units (4No. 1bed, 22No. 2 bed, 31No. 3bed; and 19No. 4 bed dwellings; and 1000sqm of light-industrial accommodation (use Class B1) with associated parking, access, landscaping and surface water drainage

3 Proposal

Erection of conservatory which will extend 3.5m from the rear wall of the dwelling, with a maximum height of 3.18m. The conservatory will be constructed of brick and glazing.

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

County Ecologist
No comments to make on ecological matters.

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

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.

7.3 The conservatory requires planning permission due to the original application for the construction of the property (APP/15/00919 Condition 20) removing Permitted Development rights for the construction of extensions, buildings or structures within the curtilage. The reason for the removal of these rights was to ensure satisfactory levels of amenity space were maintained given the limited plot depths available to the dwellings

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed conservatory is to be sited 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 Billy Road.

7.5 Should the conservatory be constructed the garden length would be reduced to approximately 6.5m. However due to the property being semi-detached, an amenity area of approximately 4.5m in width by 16m in length would be retained to the south of the property.

7.6 Notwithstanding the above, the design and appearance of the conservatory 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

7.7 When assessing the impact of the proposal on residential amenity, it is important to

note that we have also received a similar application for a rear conservatory to be constructed on the adjoining property to the north (No. 33 Billy Road).

7.8 The northern elevation of the conservatory is to be mainly constructed of brick, with 4 openable windows above, the top of which will be 2.1m from ground floor level. The conservatory is to be set in from the northern boundary, with all elements being sited within the curtilage.

7.9 The southern elevation of the conservatory will be approximately 4m from the boundary with No. 29 Billy Road, which is defined by a close board fence with a minimum height of 1.8m.

7.10 An industrial unit is located to the west of the property. This unit has no windows or doors overlooking the application site.

7.11 Consequently, it is considered that the proposal would 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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01077 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:

Proposed elevations - received 10.10.17
Site plan - received 10.10.17
Side details - received 28.09.17
Site conveyance layout - received 28.09.17

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.