
Site Address: 54 South Downs Rise, Bedhampton, Havant, PO9 3FA
Proposal: Retention of rear conservatory.
Application No: APP/17/00710 Expiry Date: 30/08/2017
Applicant: Mr M Wright
Agent: Case Officer: Karen Wooden
Ward: Bedhampton
Site Visit Date: 24/07/2017

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling, located within a cul-de-sac in a modern development in Bedhampton. A block paved driveway provides off-road parking to the front of the house, with a side gate providing access to the rear garden. The garden backs on to open land to the north.
- 1.2 The surrounding area consists of a mix of semi detached and detached chalet bungalows and two storey houses, all of a similar age.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Retention of 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
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees 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: 4

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 proposal is attached to the rear of the property, and is not visible from the public realm. The materials used are similar to those used on the host dwelling and is therefore sympathetic in its visual appearance. The conservatory is subservient, proportionate and sympathetic to that of the main dwelling. The length of the garden remaining considered to be appropriate in relation to the size of the host dwelling.

7.4 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

7.5 The conservatory is positioned off the side boundaries with the adjacent properties to the east and west. Close board timber fencing exists to both side boundaries, providing screening.

7.6 It is important to note that Permitted Development rights remain intact in relation to rear extensions at this property. The conservatory extends 3.73m from the rear wall of the original dwellinghouse with a maximum height of 3.2m and a maximum eaves height of 2.1m. Although the conservatory extends 0.73m further than that which could be considered under Schedule 2, Part 1, Class A(f) of Permitted Development, the conservatory could have been constructed under Class A(g) of the above mentioned order which, until 30th May 2019, would allow a rear extension extending up to 6m subject to a neighbour consultation period.

7.7 No objection letters have been received in relation to this application. Consequently, it is considered that the proposal is unlikely to 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).

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 PLANNING PERMISSION IN RETROSPECT** for application APP/17/00710 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan - received 05.07.17
Block plan - received 05.07.17
Elevations - received 05.07.17
All conservatory views - received 05.07.17
Reason: - To ensure provision of a satisfactory development.