
Site Address:	8 Racton Road, Emsworth, PO10 7SY		
Proposal:	Conservatory to rear of property.		
Application No:	APP/16/01232	Expiry Date:	18/04/2017
Applicant:	Ms Wellbeloved		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 8 Racton Road is a mid-terrace two storey dwellinghouse situated in Emsworth which is constructed of a multibrick with a concrete tiled pitched roof. The dwellinghouse is on a slight incline from east to west and also appears in a higher position than the dwelling to the north when viewing it from the rear. The dwellinghouse has a moderate amenity space to the front which is laid with lawn and has a curtilage boundary constructed of a mixture of wall and terrace approximately 1.3m high. To the rear the amenity space is long in size and has been part levelled and hard-surfaced to accommodate a single storey extension approximately 6.8m long. The rest of the amenity space to the rear consists of lawn however an outhouse is present to the very rear of the garden. The curtilage boundary consists of staggered 1.8m fencing and part hedging to the south.

2 Planning History

None

3 Proposal

Conservatory to rear of property.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 5

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 development proposed to No 8 shall be positioned to the rear of the dwellinghouse and shall therefore be hidden from the public realm and screened from the streetscene. The conservatory itself is considered to be moderate in size and measures approximately 1.8m deep and 2.3m high. This is lower in height than the existing extension and the conservatory is proposed to have a sloped mono-pitch roof which helps reduce its visual impact further. However, it is acknowledged that this development is proposed to be positioned at the end of an existing extension measuring approximately 5m deep meaning the overall total depth of the extension to the rear of No 8 would be approximately 6.8m deep. This is considered to be a large extension to the rear of the dwelling however due to its position on No 8 and that its to the rear of the dwelling and moderate in size, the visual impact caused as a result is considered, on balance, to be limited and acceptable.

7.4 A mixture of UPVC and toughened glass is proposed for the materials which do not look in keeping to No 8 but reflect the materials expected for a conservatory extension. It is noted that a conservatory is present to the rear of a neighbouring dwelling and therefore it is felt the works should not look significantly out of place nor detract substantial character from the area.

7.5 Development to the rear of dwellinghouses along Racton Road is present and include a conservatory to the rear of No 10 and a single storey rear extension at No 7. Although the works to No 8 would exceed the depth of both of these other examples the presence of development helps the works to No 8 appear in keeping with the locality and means that the work proposed to No 8 would not setting a precedent for development in general.

7.6 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

- 7.7 It is noted that to the rear of the amenity space at No 8 an outhouse is present. However with this existing development and the proposed conservatory there is considered to be an acceptable amount of amenity space maintained for the occupiers of the dwellinghouse and therefore the development is considered to be acceptable.
- 7.8 The works proposed for the conservatory are to be smaller in height than the existing extension with a sloping mono-pitch roof. It is felt that due to this and that the development is set away from both shared curtilage boundaries which have sufficient screening in place, that it should ensure that no significant over-looking nor loss of privacy is caused as a result of the development to the dwellings either side of No 8. The dwellinghouse to the south of No 8 (No 7 Racton Road) should not have light levels impacted nor shading created as the development is to the north of the No 7 and is approximately 3m away from the shared boundary which is considered to have an acceptable impact.
- 7.9 The neighbouring dwelling No 9 Racton Road is positioned to the north of No 8 and as such is already in position where light levels could be impacted and shadowing created as a result of the existing extension in place at No 8. It is also acknowledged that under the Council's prior notification process it is acknowledged that pending any comments from neighbouring dwellings being made against the development (of which none have been received) the total depth of the development can extend to 6m. This development breaches that by 0.8m, triggering the need for full planning permission. However, as the conservatory is proposed to be at the end of the existing development the potential shadowing caused would be to part of the neighbouring's amenity space and not a direct window or door along the rear elevation which is considered to be a reduced impact. It is also noted that the extension is single storey in height, lower than the existing extension and will be set off the shared boundary by approximately 1.5m and therefore on balance, the harm caused is not considered to be significant enough to warrant a refusal of the application.
- 7.10 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). 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/16/01232 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:

Block Plan: Unique Reference Number #00175280-A474D2

Proposed Site Plan: Received 15.02.2017

Proposed Elevations and Floor Plan: Received 15.02.2017

Reason: - To ensure provision of a satisfactory development.