
Site Address:	41 Finchdean Road, Havant, PO9 4AA		
Proposal:	Retrospective application for rear conservatory.		
Application No:	APP/22/00888	Expiry Date:	07/11/2022
Applicant:	Mr Wake		
Agent:	Mr Rowell	Case Officer:	Denise Sheath
	Conservatory Design		
Ward:	Barncroft		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

41 Finchdean Road, Havant, is a two storey semi detached property located on the corner of Finchdean Road and Finchdean Rise. The property is constructed with a white render to all elevations, with a hung tiled roof. The front of the property is shingled with a dropped kerb to allow for off road parking for 3No. vehicles. The property benefits from a large side garden area due to its location on a corner plot. The boundary treatment consists of 1.8m close boarded wooden fencing to all side and rear boundaries, with a closed off front side garden with a 1m close boarded wooden fence.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, UNK,22/12/1952

3 Proposal

Retrospective application for 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)

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

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Not required.

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: 0

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 conservatory is located to the rear south east section of the rear elevation. The conservatory has a width of 3.75m, a depth of 4.2m, a hipped roof design with an eaves height of 2.35m and a maximum height of 3.25m. The materials consist of a small brick base, frames and rafters are UPVC with glazing to all elevations and the conservatory roof. The conservatory is subservient in scale and adequate amenity space is retained in the rear garden.

7.4 The conservatory is located to the rear elevation of the dwelling and as such there is limited impact upon the character and appearance of the area. There are glimpses of the conservatory roof from Finch Rise however the conservatory has no impact upon the streetscene.

7.5 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

7.6 The east side elevation of the conservatory has a distance of approximately 15m from the boundary which faces onto the streetscene Finchdean Rise. There are no neighbouring properties adjacent this side elevation.

7.7 The application site is located on the corner of Finchdean Road and Finchdean Rise, due to the curvature of Finchdean Rise the properties are set forward and the conservatory faces onto the rear garden area of the neighbouring property adjacent the

rear boundary (No.39 Finchdean Rise). The conservatory is screened by the existing boundary treatment of 1.8m close boarded wooden fencing and shrubbery along this shared boundary and it is considered that the impact is minimal and acceptable.

- 7.8 The Conservatory has a distance of 3m from the shared boundary with the neighbouring property to the north east elevation (No.43 Finchdean Road), it is noted that the neighbouring property benefits from a single storey rear extension which has a depth of 4m and is set 0.3m back from the boundary. There is a boundary treatment consisting of a 1.8m close boarded wooden fence between the properties. It is not considered that the retention of the conservatory would have a negative impact upon this neighbouring property and the impact is minimal and acceptable.
- 7.9 Consequently, it is considered that the conservatory does not appear overbearing or lead to overlooking and has a limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite and 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 conservatory has a 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/22/00888 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 13 September 2022

Location Plan - Received 13 September 2022

Block Plan - Received 13 September 2022

Existing Elevations and Floor Plans - Received 13 September 2022

Proposed Elevations and Floor Plans - Received 13 September 2022

Reason: - To ensure provision of a satisfactory development.