

Site Address: 54 Birch Tree Drive, Emsworth, PO10 7RY

Proposal: Revised application to APP/21/00392 to remove existing conservatory and replace with new conservatory. Installation of new sliding patio doors to replace existing french doors.

Application No:	APP/21/01163	Expiry Date:	17/01/2022
Applicant:	Mr Sheldrick		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

1 Site Description

The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

3 Proposal

Planning permission was granted under APP/21/00392 was for the removal of the existing conservatory, to be replaced with a flat roof extension with roof lantern. This revision application would replace the approved conservatory with a new 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

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No Comment.

Councillor Lulu Bowerman
No Comment.

Councillor R Kennett
No Comment.

Developer Services, Southern Water
Southern Water shall have no objection for the above proposal.
Please note: There is a private foul sewer within the development site.

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
- (iv) Drainage

(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 development would involve the removal of an existing conservatory and replacement with a new conservatory. It would have a width of approximately 4.8 metres, a depth of approximately 4.2 metres with a pitched roof having a maximum height of approximately 3.3 metres.

7.4 The proposed rear conservatory would have white render to match the existing property with a glass roof. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene although it would be viewable from the adjacent open space. Furthermore, the proposed replacement conservatory would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. It is worth noting the proposed replacement conservatory would be no larger than the existing conservatory. Therefore, it is considered to be in keeping with the character of the area.

7.6 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), D1, D2, D3 of the Emsworth Neighbourhood Plan and Policy E1 of the Havant Borough Submission Local Plan 2036. 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 On the west side of the proposed rear conservatory there would be a window facing out onto the adjacent open space. This is considered to be acceptable screened by the existing 1.8 metre high fencing.

7.8 To the rear there would be a set of bi-folding doors facing the rear garden. This would

create similar views to existing and would be screened by the existing 1.8 metre high fencing therefore it is considered to be acceptable.

- 7.9 Consequently, it is considered that the conservatory does 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), D1, D2, D3 of the Emsworth Neighbourhood Plan and Policy E1 of the Havant Borough Submission Local Plan 2036.. It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.10 Southern Water were consulted on the application and raised no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/21/01163

- 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
Block Plan
Proposed South Elevation
Proposed North Elevation
Proposed East Elevation
Proposed West Elevation
Proposed Floor Plans

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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, Policy E1 of the Havant Borough Submission Local Plan 2036 and the National Planning Policy Framework.