
Site Address:	11 School Lane, Havant, P09 2GE		
Proposal:	Rear conservatory.		
Application No:	APP/15/00488	Expiry Date:	04/09/2015
Applicant:	Mr Willerton	Team:	Team 1
Agent:	Mr C Hooper	Case Officer:	Emma Chisnall
	C.H. Planning & Sales		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 School Lane is a middle terraced dwelling which has been built in a new estate using red brick walls and a slate effect tile roof. The surrounding area is residential and all properties in the road have been built in a matching style and size. Currently not all dwellings are occupied so the proposed conservatory is first that would be built in School Lane. The front open space is small in size but the back space where the conservatory will be built is very generous for a new build property and there is ample room for the development to be built. The conservatory would not be seen from the front of the house.

The land at the back of the dwelling is level with a North facing garden and the boundary is separated by a 2m fence around the curtilage so the conservatory would be partially screened. Behind the rear boundary is the railway line which would not be impacted negatively by the development. The proposed conservatory would have little impact on the neighbours amenity and will be built away from the boundary. The dwelling at No 9 is set back slightly so the development could not cause any shading, over-looking or over-bearing.

The conservatory base will be built to match the original dwelling materials and is a logical extension to consider due to the size of the garden at the back of the house. Plenty of open space will be left post the extension to provide enough open space.

2 Planning History

None

3 Proposal

Rear Conservatory

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Council Design Guide December 2011

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development itself is in keeping with the original design of the current dwelling and is of an acceptable size in terms of the open space available to the residents.

(ii) Impact upon the character of the area

With the size and location of the conservatory it would not be seen from the front of the house and therefore would not have a negative impact on the character of the area.

(iii) Impact upon residential amenity

The conservatory is proposed to be built away from the boundary which would limit the impact the development has on its neighbours' amenities. The neighbour's property at No 9 School Lane is set back from the property at No 11 School Lane and therefore the development should not have any negative impact on its neighbouring property at No 11. The property at No 7 would have a distance of 5m away from the proposed conservatory which is considered adequate space between the development and the neighbour. Therefore there would not be a negative impact on the residential amenity.

8 **Conclusion**

It is my recommendation that this proposal is granted Planning Permission as the development is in keeping with the area and the size and style of the development should not have any negative impacts on the neighbouring amenities.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00488, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Existing Site Plan: PP-04166859 No 1
Proposed Site Plan: PP-04166859 No 3
Proposed North, East and West Elevations: PP-04166859 No 4
Proposed Ground Floor Plan: PP-04166859 No 6
Proposed Measurements of East, North, West and Roof Elevations: PP-04166859 No 7

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials on the base brick work of the conservatory to be used shall match in type, colour and texture those on the existing building.
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 2012.