
Site Address:	17C Leigh Road, Havant, PO9 2ET		
Proposal:	Rear conservatory.		
Application No:	APP/15/00175	Expiry Date:	13/04/2015
Applicant:	Mr & Mrs Adams	Team:	Team 1
Agent:	Mr Widdows	Case Officer:	Rachael McMurray
	Anglian Group		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 17c Leigh Road is a detached property on the west side of Leigh Road in a row of similar properties.
- 1.2 The character of the area is predominantly residential, set within mature gardens. There is a brick and flint wall to the front boundary. The rear is enclosed by a 1.8m fence. There are mature trees located along the rear boundary which backs onto a garage court, accessed from Elm Park Road.
- 1.3 The property has recently been extended and includes single storey extensions at the rear.

2 Planning History

APP11/01825

Single storey rear, side and front porch extensions. Approved.

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 Local Plan (Allocations) July 2014

and The Borough Design Guide SPD, Dec 2011

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

5 Statutory and Non Statutory Consultations

None 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: 7

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
- (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.

(ii) Appropriateness of design

The conservatory represents a modest addition to an already substantially extended dwelling. Its scale and form are suitably subservient to the main dwelling (both original and extended) and a large garden area will remain. As such the conservatory is considered to meet the objectives of the Borough Design Guide and Policy CS 16 of the Local Plan.

(iii) Impact upon residential amenity

The conservatory would have a maximum height of 3.057m which is not considered to result in an overbearing presence to the neighbouring properties, or result in a loss of light or outlook. As such the proposal accords with the Local Plan design policies and Borough Design Guide SPD.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00175 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 external wall materials 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.

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

Adams 84244 OS Plan
Block plan licence no. 100046950
Contract No. 099/84244 - Proposed plan and elevations
Contract No. 099/84244 - Existing plan and elevations
Photograph dated 14/01/2015

Reason: - To ensure provision of a satisfactory development.