
Site Address:	34 Hulbert Road, Waterlooville, PO7 7NU		
Proposal:	Removal of existing conservatory and erection of new larger conservatory.		
Application No:	APP/15/01348	Expiry Date:	04/02/2016
Applicant:	Mr Price	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property and garage to the side. It has a brown tiled pitched and hipped roof and elevations of red multibrick. There is vehicular access to the front and the site is level although there is an east west incline to the road. The rear garden is in excess of 30 metres in depth and is mainly laid to lawn with a patio area, shed and greenhouse. There is a 2 metre high hedge and 1.8 metre high fence to the eastern boundary, a 1.8 metre high fence to the southern (rear) boundary and a 2 metre high hedge to the western boundary.
- 1.2 A two storey detached property is to the east, a detached bungalow to the west and the side aspect of the rear garden of a property in Warfield Avenue is to the rear. The area is of medium density with a mixture of two storey detached properties and bungalows of individual and similar age, style and design.

2 Planning History

02/62335/002 - Single storey rear extension, increase in size of dormer to front elevation and demolition of existing garage and erection of detached garage to south east of dwelling, permitted 26/09/2002.

3 Proposal

- 3.1 The proposal is for the construction of a conservatory to the rear, following the removal of the existing conservatory. It is 5.5 metres in depth, 4 metres in width with a pitched and hipped roof to an eaves height of 2.3 metres and a ridge height of 3.4 metres.

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

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No observations.

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: 3

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 streetscene
- (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 control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal is to replace the existing conservatory with a bigger extension. However, it would not be visible from the public realm, consequently there would be no impact on the street scene. The development, together with the existing extensions would result in a reasonable increase to the original footprint of the property, although it is considered that this can be comfortably accommodated within the extent of the site. It is deemed that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 Whilst the proposal is to be built close to the western boundary, the western elevation is primarily brickwork with high level windows which would face predominantly on to the side elevation of the neighbouring garage, with established screening beyond. There are windows and doors in the eastern elevation of the conservatory which is approximately 7 metres away from the 2 metre high boundary hedge with number 36, and it is deemed this property is unlikely to be significantly affected by the proposal. The conservatory would be in excess of 25 metres away from the rear property boundary.
- 7.5 It is therefore considered that the proposal would not lead to any loss of light, unacceptable overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent or to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no objections have been received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01348 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 Compulsary Purchase Act 2004.
- 2 The external materials used 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 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed eastern elevation plan
Proposed western and southern elevation plan
Proposed floor plan

Reason: - To ensure provision of a satisfactory development.

