
Site Address:	5 Aubin Wood, Emsworth, PO10 7UA		
Proposal:	Conservatory to rear.		
Application No:	APP/16/00198	Expiry Date:	22/04/2016
Applicant:	Mr & Mrs Prebbl		
Agent:	Mr A Placito	Case Officer:	Harriet Pitney
	Archplan Projects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi detached dwelling with a tiled pitched roof and elevations of brick and cream render. The site is slightly sloping with open vehicular access to the front driveway and single storey garage. The front driveway is hard surfaced with block paving. The rear garden is also paved and enclosed by a timber fence approximately 2 metres in height. As the property is sited on slightly sloping ground there are some elements of the boundary fencing (particularly to the rear boundary) which are significantly higher than the remaining.

The area is residential in nature with a medium-high density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

APP/14/00545 - Proposed demolition of unstable brick boundary wall and replacement with new brick boundary wall as detailed located to north of Plot 32 of Planning Approval ref 09/72129/002. Replacement stables., PERM,19/11/2014

APP/14/01285 - Application for variation of Condition No. 1 of Planning Permission APP/14/00337 to extend timescale from 31st December to March 31st 2015., PERM,23/01/2015

09/72129/002 - Demolition of 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive., PERM,28/02/2011

3 Proposal

This application is for a conservatory to the rear of the property measuring 2.48 metres in length and 3.2 metres in height. This application has been submitted due to Condition 10 of planning permission 09/72129/002 which sought to remove all permitted development rights relating to classes A, D & E of the Town and Country Planning (General Permitted Development Order) 2015.

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

Jamie Gargett, Development Control

No objection to the proposed scheme.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered to be acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the streetscene of Aubin Wood and as such will not have any significant impact visually on the character and appearance of the area.

(iii) Impact upon residential amenity

No objection letters have been received in relation to this application. The existing boundary treatment currently comprises a timber fence approximately 2 metres in height enclosing the application site and provides screening from the public realm. Whilst it is noted that Permitted Development rights have been removed and the addition of an extension would reduce the current amenity space provided, taking into account the scale, design and position of the proposed extension it is considered that the development would not cause unacceptable harm to the amenity of the adjacent neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00198 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 and block plan- received 18th February 2016 (drawing number-6088/1)
Existing and proposed elevations- received 18th February 2016 (drawing number-6088/1)
Reason: - To ensure provision of a satisfactory development.