
Site Address:	107 Sunnymead Drive, Waterlooville, PO7 6BP		
Proposal:	Rear conservatory.		
Application No:	APP/15/00443	Expiry Date:	03/09/2015
Applicant:	Mr T Whelan	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Bee Crawford
	Derek Treagus Associates		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow (currently vacant) which has recently been extended and a detached garage. It has a brown pitched, hipped and half hipped tiled roof and elevations of yellow/beige multibrick. The site is level with open boundaries to the east and west and open vehicular access and a dwarf wall to the front boundary. The rear garden has a patio area, grass, gravel, shrubs and two greenhouses. The garden is enclosed with a 1.8 metre high fence reducing to a 1.1 metre wall to the western boundary, a fence of 1.6 metres and 1.8 metres high to the eastern boundary which runs from the rear building line and a 1.6 metre high wall to the northern boundary.
- 1.2 A detached bungalow is to the east and a pair of semi-detached bungalows lie to the west. The rear gardens of properties in Anmore Drive are to the north and a pair of semi-detached bungalows lie opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows and chalet bungalows of a similar age, style and design.

2 Planning History

APP/14/00650 - Demolition of existing garage. Erection of a single storey rear extension, permission granted 14/08/2014 and the scheme had been completed on the date of the site visit.

3 Proposal

- 3.1 The proposal is for the construction of a conservatory to the rear of the new extension built under APP/14/00650 of 2.6 metres in depth, 4.6 metres in width with a pitched and hipped roof to an eaves height of 2.3 metres and a ridge height of 3 metres.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arb concerns with respect to the TPO trees situated at the end of the garden of the neighbouring property.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

One letter of support and one letter of objection were received from two addresses raising the following points:

- 6.1 No objection as other properties in the immediate area have added conservatories.
- 6.2 Overdevelopment of the plot following recent rear extension.
- 6.3 Not enough remaining amenity space.

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) 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 Due to its location, the proposal would not be visible from the public realm. The development, together with the existing rear extension would result in a generous

increase to the original footprint of the property and concerns were raised regarding the subsequent depth. Amended plans were submitted reducing the depth of the conservatory by 1 metre and as the resulting combined depth would be closer to what could be built within the realms of the prior notification process, the revised scheme was deemed to be suitable. It is considered 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 deemed 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 The proposed conservatory has a maximum height of 3 metres which is 0.4 metres lower than the previous rear extension, and following concerns regarding overdevelopment of the site and an adverse effect on the property at number 109 Sunnymead Drive, it was requested that the depth of the proposal be reduced by 1 metre. Whilst it is acknowledged the overall length of the recent extension and new conservatory is significant, at 19 metres the remaining amenity land for the property is considered to be adequate. There are no windows in the eastern elevation of the conservatory which is 1 metre from the property boundary and it is recommended a condition is included to restrict the addition of any further openings in this elevation to alleviate any future possibility of overlooking and loss of privacy. There are windows in the western elevation of the conservatory which is 3 metres from the boundary and it is considered the location of the neighbouring garage at number 105 Silverdale Drive would lessen any perception of overlooking.
- 7.5 No objections were received regarding the scheme from the properties directly to the east and west of the application site and the properties to the rear are in excess of 20 metres away. It is therefore considered that the proposal is unlikely to lead to any overlooking, loss of light or appear overbearing and would have negligible impact on the properties immediately adjacent to or to the rear of the application site, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

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/15/00443 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 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the eastern elevation of the conservatory without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Existing floor and elevations plan

Drg No 15/407/01 Rev A - Location plan, block plan, proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.