
Site Address:	12 Poppy Way, Havant, PO9 2FX		
Proposal:	Conservatory to the rear.		
Application No:	APP/16/00375	Expiry Date:	08/06/2016
Applicant:	Mr & Mrs Hoare		
Agent:	Miss Cole	Case Officer:	Harriet Pitney
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached dwelling with a tiled pitched roof, brick elevations and UPVC white fenestration. The site is relatively level with open vehicular access to the front driveway and single storey garage. The front driveway is hardsurfaced with tarmac. The rear garden is laid to lawn and enclosed by a timber fence approximately 2 metres in height.

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/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission
APP/12/01222 (Part B - Outline permission for Copseys Nursery site),
SPL,17/10/2014

APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application
APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission
APP/12/01222 (B)., PERM,31/03/2015

APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222,
PERM,31/03/2015

APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission

APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

3 Proposal

This application is for a conservatory to the rear of the property extending 3 metres from the rear wall of the existing dwellinghouse and measuring 2.7 metres in height. This application has been submitted following Condition 19 of planning permission APP/12/01222 which sought to remove all permitted development rights relating to classes A, D & E & F 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

Not 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: 3

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 Poppy Way 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 there is still sufficient amenity space with the addition of the extension and therefore the development would not cause unacceptable harm to the amenity of the adjacent neighbours through loss of privacy, outlook or overlooking. The development is therefore considered to accord 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/16/00375 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Red line plan- received 13th April 2016
Block plan- received 13th April 2016
Photographs submitted detailing rear elevation- received 13th April 2016
Existing plans and elevations- received 13th April 2016
Proposed plans and elevations- received 13th April 2016
Reason: - To ensure provision of a satisfactory development.