
Site Address:	8 Fir Copse Road, Waterlooville, PO7 5JA		
Proposal:	Timber conservatory (retrospective).		
Application No:	APP/15/01305	Expiry Date:	29/01/2016
Applicant:	Mr and Mrs Brown	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 Fir Copse Road is a semi detached bungalow which has been built using a pebble dash render on the walls with a concrete tiled hipped roof. The dwelling appears to have been extended in the past and the application is to assess the recent construction of an attached timber conservatory to the rear of the dwelling.

The dwelling is situated on sloping ground which runs from east to west. The conservatory has been built on a previously established concrete base to attempt to make it level however it still appears to slope down from east to west in accordance with the garden level. The boundary around the curtilage of No 8 is adequate and consists of fencing approx 2m deep and 2m high along the south elevation which leads onto hedging at 1.8m high. The north elevation has staggered fence panels approx 1.8m high which continue to the rear of the dwelling.

The dwelling occupies a large site and to the rear there is extensive amenity space used as garden and towards the end, storage. At the front of the dwelling the amenity space is hard-surfaced to ensure the provision of parking for two cars.

2 Planning History

EC 15/00214/CMP - Enforcement case following an alleged unauthorised conservatory.

3 Proposal

Timber conservatory (retrospective).

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
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concern raised regarding over-looking caused by conservatory.

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 character of the area
- (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. This a retrospective application for a timber conservatory to the rear of the dwelling. The conservatory provides a lounge area connected to the existing dwelling.

(ii) Impact upon the character of the area

The conservatory is located at the rear of the property and is not viewable from the streetscene which minimises the impact the development has on the character of the area. Along Fir Copse Road there are examples of similar developments to the rear of the immediate dwellings which helps the conservatory appear to be in keeping with the area.

The conservatory has been built in different materials to that of the existing dwelling but it is considered this does not create significant harm to the character of the dwelling.

The impact of the conservatory has been assessed and it is considered this is minimal and that the development is acceptable in these terms.

(iii) Impact upon residential amenity

The conservatory is set away from the shared boundary with No 6, has a walled south elevation measuring over 1.7m high and is further screened by a fence approx 1.8m high. The conservatory height decreases from west to east due to the slope in ground level which reduces the size and bulk of the conservatory and minimises the potential for overlooking.

Concern has been raised in regards to the conservatory causing over-looking into the amenity space of No 6 Fir Copse Road. An assessment has been carried out on the height of the bricked south elevation which is the elevation facing No 6. This wall measures approx. 1.7m in height from internal floor level which meets guidance in relation to preventing direct overlooking.

The bulk and position of the conservatory have been assessed and it is considered that due to the boundaries in place and the distance between the conservatory and No 10 Fir Copse Road that no amenity should be lost.

The conservatory is therefore considered to have a limited and acceptable impact on the residential amenities of adjoining occupants.

8 Conclusion

The property occupies a plot with generous space to the east. The curtilage can accommodate the existing conservatory to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01305 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan OS license No. 100030848
Site Plan: OS license No. 100030848
Conservatory Over Boundary: Photograph 1
Side Elevation of Conservatory: Photograph 2
Side Elevation of Conservatory: Photograph 3
Reason: To ensure provision of a satisfactory development.