
Site Address:	7 Fox Mews, Tytherley Green, Havant, PO9 5FA		
Proposal:	Conservatory to the rear of property.		
Application No:	APP/16/00080	Expiry Date:	21/03/2016
Applicant:	Mr & Mrs Foster	Team:	Team 2
Agent:	Mr Widdows	Case Officer:	Emma Chisnall
	Anglian Group		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Fox Mews is an end of terrace moderately sized two storey dwelling. The amenity space to the front is small in size and hard-surfaced but which leads onto a communal lawn area shared with the dwellings opposite. To the rear of the dwelling there is a larger lawn amenity space which is screened around the curtilage by 2m high fencing. The design of the dwellings within the terrace are uniform however as the ground level drops before No 7 it means the dwellings position is set lower than the rest of the terrace dwellings and appears to be smaller in size.

2 Planning History

None

3 Proposal

Conservatory to the rear of property measuring 3.5m wide by 2.5m deep by 2.3m high with a mono-pitched roof and double doors on the east elevation.

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)

Havant Borough Council Design Guide Dec 2011

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: 9

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) 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. The proposed works involve the installation of a conservatory to the rear of the dwelling which would be the first and only example of a conservatory within the terrace at Fox Mews.

(ii) Impact upon the character of the area

The dwelling at No 7 is proposing to build a conservatory to the rear of the dwelling which would not be viewable from the streetscene and would therefore not detract anything visually from the front of the dwelling. If permission is granted this would be the first and only conservatory in the block of terraced housing which would set a precedent for this type of development. It is considered that the conservatory is of sound design with a shallow mono-pitched roof and is a typical example of a small scale domestic extension. The conservatory is also subservient in size to the existing dwelling and will look in proportion to the existing house.

(iii) Impact upon residential amenity

The screening in place is considered adequate to protect the immediate neighbours from being over-looked by the proposed development. Due to the size of the conservatory and that the development would be set away from the boundary line it is considered that the privacy of the next door neighbours would not be compromised. The development is considered moderate in size and at single storey it should not create any shading or impact levels of light reaching neighbouring dwellings. The proposed development can therefore be considered acceptable.

8 Conclusion

No 7 Fox Mews has adequate amenity space for the proposed conservatory. The

space available should ensure that there is no loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (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/16/00080 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:

Ordnance Survey: Licence Number 100031961
Block Plan: License Number 100046950
Existing Plan and Elevations: Page 2 of 2
Proposed Plan and Elevations: Page 1 of 2

Reason: - To ensure provision of a satisfactory development.