
Site Address:	58 Southleigh Road, Havant, PO9 2QJ		
Proposal:	Rear conservatory.		
Application No:	APP/15/00602	Expiry Date:	28/07/2015
Applicant:	Mr Bolas	Team:	Team 1
Agent:	Mr Widdows	Case Officer:	Bee Crawford
	Anglian Group		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey semi-detached property with a grey slate tiled roof with pitched and hipped elements and elevations of red multibrick. There is open vehicular access to the front with a shingle and concrete drive and an area of grass and shrubs which is enclosed by a 2 metre high hedge to the front (west) and southern boundary and a fence to the north. The site is level and the large rear garden which has a depth in excess of 50 metres is mainly laid to lawn with a patio, swimming pool, pond and shrubs and is enclosed by 1.8 metre high fencing and mature shrubs to all boundaries.
- 1.2 The adjoining two storey semi-detached property is to the north, a two storey detached house is to the south and rear gardens of properties in Hallett Road are to the south and east. The area is of low to medium density consisting of a mixture of two storey detached and semi-detached properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of an infill conservatory to the side (south) of 3.75 metres in depth, 3.75 metres in width with a pitched and hipped roof to an eaves height of 2.5 metres and a maximum height of 3.4 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

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: 7

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) Appropriateness of design and impact on the streetscene
- (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 The proposed conservatory would not be visible from the public realm, consequently there would be no impact on the street scene. The development would result in a modest increase to the original footprint of the property and only requires planning permission due to depth being slightly over 3 metres. It is deemed 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 judged 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 proposal would be visible from the neighbouring properties to the south and is a predominantly glazed structure. However it is an infill extension of a modest height and does not extend beyond the southernmost elevation of the dwelling. It is approximately 4 metres from the property boundary with number 56 Southleigh Road, with the existing boundary treatment providing partial screening and it is considered

the windows in the north elevation of this property are unlikely to be significantly affected by the extension. The conservatory would only be partially visible from the other adjoining properties. No objections have been received with respect to the scheme and It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements 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/15/00602 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.