
Site Address:	85 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Replacement conservatory.		
Application No:	APP/15/00988	Expiry Date:	09/11/2015
Applicant:	Mr Burton	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 85 New Brighton Road is a large detached two-storey dwelling situated on a corner plot with North and East elevation's facing the highway. The use of the area is residential and No 85 stands out in the streetscene with a presence due to the size, structure and design of the dwelling. The dwelling has been built with red brick walls and bay windows across multiple elevations with a concrete tiled roof.

The dwelling is surrounded by a 2.5m high red brick wall boundary and is set back away from the boundary line providing a large amenity open space along the North, East and South sides of the dwelling.

Parking is available on site with space available to accommodate two cars with additional parking available on the road.

2 Planning History

01/64695/000 Proposed new 4 bed dwelling house with integral garage, and detached garage for No 85. Permitted

APP/13/01282 Replace existing fencing and hedging with a 2.45m high wall with 2.365m high timber inserts to the east and part of the northern boundaries

GEN/15/00826- Replacement Conservatory. Advice given that planning permission would be required.

3 Proposal

Replacement Conservatory

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

Hampshire Biodiversity Information Centre: Development is taking place within 50m of where a protected and notable species of Wild Clary is located.

Comment: As the conservatory will involve a replacement built to the same size as the original it is not considered that these works will negatively impact the Wild Clary.

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: 1

1 Third Party Support

Summary: We are the adjacent house and are fully aware of the need for the existing conservatory to be replaced. We fully support the application.

Comment: In favour of the proposal.

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 proposal seeks to replace the conservatory to the same dimension as it is currently but proposes to replace the current slanted roof with a felted flat roof. The development would make considerable improvements on the appearance of the current dwelling and is a neat and logical extension to propose.

- (ii) Impact upon the character of the area

As a conservatory is already in place at No 85 New Brighton Road the replacement should not cause any negative impact to the character of the area. The conservatory is small in design and the new proposal will not extend past the elevations of the current dwelling so therefore it would not be readily seen by any neighbours.

The materials proposed for the frame of the new conservatory should give the appearance of a slimmer profile and it is considered that the replacement of this conservatory will improve the overall appearance of the dwelling. Comment has been made from a neighbour in regards to their favour of the proposal and the need for the original conservatory to be replaced.

(iii) Impact upon residential amenity

The dwelling and proposed conservatory would be set substantially away from the boundary line which is adequately screened by the height of the wall as well as greenery and trees. It is considered that the conservatory will not contribute to any loss of amenity to the near-by neighbours.

8 **Conclusion**

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/15/00988

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

South and East Elevations as Proposed Plan: Drawing No 1139.13a
Location and Block Plan: Drawing No 1011/100 Rev B
Conservatory Section Construction Details Plan: Drawing No 1139.41
Conservatory Plan Construction Details Plan: Drawing No 1139.40
East Elevation Construction Plan: Drawing No 1139.42
Detailed Section A-A Construction Details Plan: Drawing No 1390.50c

Reason: - To ensure provision of a satisfactory development.