
Site Address:	47 Oaktree Drive, Emsworth, PO10 7UJ		
Proposal:	Rear conservatory.		
Application No:	APP/15/00184	Expiry Date:	15/04/2015
Applicant:	Mrs M Lamont	Team:	Team 2
Agent:	Mr J Montgomery	Case Officer:	Daphney Haywood
	Tanner & Tilley Planning Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Recently constructed detached house located on a new housing development on the northern edge of Emsworth, and backing onto woodland.

2 Planning History

09/72129/002 Demolition of subject to condition 10 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive. Permit 10 August 2010 subject to Condition 10:-

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D and E of the 1995 Order, as amended, shall be erected within the curtilage of the dwellings hereby permitted without the prior written approval of the Local Planning Authority.

3 Proposal

Rear conservatory, 2.9m deep, 4.8m wide, 2.1m to eaves and 3.24m maximum height. The conservatory would be constructed on an existing raised terrace.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

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 where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

The conservatory would be located to the rear and not visible in the streetscene.

- (iii) Impact upon residential amenity

The property to the south has a garage closest to the boundary, providing some separation, and the proposed conservatory is not considered to result in detriment to the amenities of this property. In respect to the property to the north the conservatory would be set off the boundary and whilst sited at a raised level, would not result in detriment as the property to the north is also elevated above ground level with a raised patio, as is the dwelling to the south.

8 Conclusion

The proposal is not considered to result in detriment to the streetscene or the amenities of the neighbouring properties and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00184, 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:

Location Plan

Block Plan

Existing ground floorplan and elevations

Proposed ground floorplan and elevations

Conservatory proposal

Reason: - To ensure provision of a satisfactory development.

- 3 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.