
Site Address:	Spring Wood, 2A, Eglantine Walk, Waterloo, PO8 9BG		
Proposal:	Rear conservatory.		
Application No:	APP/15/00551	Expiry Date:	15/07/2015
Applicant:	Mr & Mrs Parsons	Team:	Team 2
Agent:	Ms S WRIGHT	Case Officer:	Karen Wooden
	Anglian Home Improvements		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached chalet style property, approximately 2 years old, constructed of red brick walls, with partial weatherboarding, and a grey slate roof. It is located in a residential location on the south west side of Eglantine Close. The character of the area is predominantly older style detached bungalows. To the rear of the application site is a children's nursery.
- 1.2 The rear of the property currently comprises of a patio area, lawn and shrubs. The lawned area is on a slight south west/north east decline but the area on which the conservatory is proposed to be built is level. The rear garden is enclosed by 2m fencing.

2 Planning History

APP/10/00158 - Erection of 2No. 3 bed and 1No. 4 bed bungalows with associated car parking, landscaping and new access to Eglantine Walk. Amended car parking area.

3 Proposal

The proposal is for a rear conservatory measuring approximately 2.75m in depth, 3.75m in width and 2.7m in height. The proposal falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, but permitted development rights were withdrawn in Condition 7 of the original planning permission (APP/10/00158).

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No Comments

Southern Water - The site appears to be within 3m of a public foul sewer. The exact position of the public sewer must be determined on site by the applicant.

- No development or new tree planting should be located within 3m either side of the centreline of the public sewer
- All existing infrastructure should be protected during the course of construction works
- No new soakaways should be located within 5m of a public sewer

Informative to be added to Decision Notice

County Ecologist - Given the limited nature of the proposals - No comments

Officer Comment:

It is not considered that the development would impact bats noted by HBIC below Hampshire Biodiversity Information Centre - within 500m Protected and Notable Species - Pipistrelle Bat species.

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design

7.3 The proposal is to be attached to the rear of the property and would not be visible from the public realm. The design and appearance of the proposal is judged appropriate in

context with the original dwellinghouse. The conservatory, which requires planning permission due to the removal of permitted development rights, would result in a modest increase to the original footprint of the property, and as such is considered to meet the objectives of the Borough Design Guide, and policy CS16 of the Havant Borough Local Plan (Core Strategy).

7.4 (iii) Effect on neighbouring properties

No objections have been received in relation to the application. The top of the conservatory will be visible from the parking area of the Nursery School to the rear of the property. The conservatory would have a maximum height of 2.68m, which is not considered to result in an overbearing presence to the neighbouring properties, or result in a loss of light or outlook, and although the top of the conservatory will be visible from the car park of the Childrens Nursery to the rear, it is not considered that this will have a negative impact. The conservatory is set off the boundaries with neighbouring properties and is not considered to result in overlooking. As such, the conservatory accords with the Local Plan design policies and Borough Design Guide SPD.

8 Conclusion

- 8.1 The proposal is considered to be acceptable in terms of scale, siting and design, and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00551 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:

OS Location Plan Licence No. 100031961
Block Plan Licence No. 100031961
Existing Plan and Elevations Page 2 of 2
Proposed Plan and Elevations Page 1 of 2

Reason: - To ensure provision of a satisfactory development.