
Site Address:	Green Pastures, Lane End Drive, Emsworth, PO10 7JH		
Proposal:	Demolition of existing conservatory and erection of garden room.		
Application No:	APP/14/00886	Expiry Date:	03/11/2014
Applicant:	Mr J Knapp	Team:	Team 2
Agent:	Mr P Johnson	Case Officer:	Bee Crawford
	Johnson Designs		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property which has been previously extended, and a detached garage to the north, situated on a generous plot at the end of a cul-de-sac. It has a brown tiled roof with pitched, hipped and mono-pitched elements and elevations of red multi-brick. The site is level with open vehicular access to the front which is block paved with shrubs and an area of grass. It is enclosed by a 2 metre high fence to the northern and western boundaries, a hedge and wall to the eastern boundary and a gate providing access to the rear garden to the southern boundary. The spacious rear garden is mainly laid to lawn with shrubs, a patio area, an ornamental pond, a shed and a line of tall trees and hedge dividing the rear section of the garden. It is enclosed by a 1.75 metre high wall to the western boundary, a 1.8 metre high wall to the southern (rear) boundary and a 1.75 metre high wall and 2 metre high hedge to the eastern boundary.
- 1.2 There is a large two storey detached dwelling of an individual age and style to the east of the property, rear gardens of detached properties in Valetta Park to the west, and rear gardens of detached properties in Warblington Road to the south (rear). The rear gardens of a pair of semi-detached dwellings in Havant Road lie opposite the site. The surrounding area is of low to medium density consisting of a mixture of large two storey detached properties and bungalows of individual age, style and design.

2 Planning History

- 2.1 03/68559/000
Two storey side extension to east elevation, permitted 20/08/2003.

3 Proposal

- 3.1 The proposal is to replace the existing conservatory with a single storey rear garden room of 3.38 metres in depth, 5.99 metres in width with a flat roof to a height of 3.1 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF
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: 14

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 located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal would be attached to the rear of the property and would not be visible from the public realm. The development, together with the existing extensions would result in a substantial increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The proposal would not be visible from the front of the property, and whilst there is extensive glazing to all elevations, the garden room is of modest dimensions and is situated approximately 10.5 metres away from the eastern boundary, 7 metres from the western boundary and 30 metres from the southern (rear) boundary. Due to the location of the proposal, the existing screening and the depth of the site, it is considered that the development is unlikely to lead to overlooking or appear

overbearing, and would have negligible impact on the properties immediately adjacent to the application site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00886 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:

Site location plan
Block plan
Existing floor plan
287973/02 - Existing elevations
287973/01 - Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.