
Site Address:	38 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Single storey conservatory to rear elevation and retention of shed.		
Application No:	APP/15/01148	Expiry Date:	07/12/2015
Applicant:	Mr & Mrs Crouch	Team:	Team 2
Agent:	Mr Sackett	Case Officer:	Bee Crawford
	Apple Panels		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly built two storey semi-detached property and attached garage with a red tiled pitched roof and elevations of red multibrick. The site is level and the rear garden is laid to lawn with shrubs and a raised patio area and is enclosed with 2 metre high fences and a brick wall to the rear.
- 1.2 The adjoining property lies to the south and to the north is a two storey attached property fronting Redwing Court and a parking area for properties in Redwing Court lies to the rear. The area is of medium density consisting of a new modern estate, of two storey detached and semi-detached dwellings and apartments of a similar age and mixed styles and designs.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00837 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is for a conservatory to the rear of the property and the retention of a shed. The conservatory is 3 metres in depth, 2.9 metres in width with a mono-pitched roof to an eaves height of 2.32 metres and a maximum height of 3.1 metres. The shed is situated behind the garage and is 2.74 metres in depth, 1.22 metres in width to a maximum height of 1.87 metres. The conservatory and shed (which was in situ at the time of the Officer's visit) fall within the criteria of permitted development, but the original planning permission was subject to a condition restricting development.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are no trees on the site, therefore no comment.

County Archaeologist

Due to the very small scale of groundworks associated with the proposed development, it is highly unlikely that any meaningful archaeological features or interpretable deposits would be exposed. Therefore I have no wish to raise any issues in this instance.

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: 6

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, the shed is in the rear garden and neither would not be visible from the public realm. The development, which requires planning permission due to a restrictive condition in the original permission would result in a small increase to the original footprint of the property, (the remaining depth of the garden being approximately 6 metres). The design and appearance of the conservatory and shed 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. It is therefore deemed there would be no adverse impact

on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The development is not visible from the front of the property and only partially visible from the adjacent properties due to the existing screening and location of the garage. The conservatory is proposed to be set in from the northern boundary by 2.5 metres and the southern boundary by 3.2 metres. The shed is located behind the garage and is predominantly screened by the existing boundary fence. The dimensions of the conservatory and shed fall well within the criteria of permitted development and it is considered that the proposal is unlikely to appear overbearing or lead to any further overlooking and would have negligible impact on the properties immediately adjacent to the application site. It is therefore deemed to be acceptable and recommended for approval.

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/15/01148 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Block plan as revised showing position of shed
Existing elevation and floor plan
Proposed elevation and floor plan
Existing and proposed elevations plan

Reason: - To ensure provision of a satisfactory development.

