
Site Address:	53 Oaktree Drive, Emsworth, PO10 7UJ		
Proposal:	Construction of new conservatory, and erection of a small timber shed and greenhouse.		
Application No:	APP/15/01035	Expiry Date:	11/11/2015
Applicant:	Mr Cox	Team:	Team 2
Agent:	Mr Rogers	Case Officer:	Bee Crawford
	The Architects Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly built detached two storey property with an integral garage situated at the end of a cul-de-sac. It has a grey tiled pitched roof with elevations of red multibrick and light grey cladding at first floor. The site is open to the front with block paving and the side and rear garden is mainly laid to lawn with shrubs and a patio area, a pond, decking and a vegetable patch. The garden slopes slightly away to the west and is enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 A 2/3 storey detached property lies to the south, the side aspect of a new two storey property is to the east and Hollybank Wood is to the north and west. The area is of medium density of newly built two and 2/3 storey detached and semi-detached properties of a similar age, similar and different styles and designs forming part of the new development to the north of Oak Tree Drive.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 10 of planning permission 09/72129/002 under which the property was built, hence the requirement for planning permission for the shed and greenhouse.

3 Proposal

- 3.1 The proposal is for a conservatory to the rear (west) elevation and a shed and greenhouse to the east of the site. The conservatory is 4.152 metres in depth to the north elevation extending to 6.4 metres to the south elevation, 7.088 metres wide with a pitched roof to an eaves height of 2.2 metres and a maximum height of 3.597 metres. The shed is 2.43 metres in depth, 1.83 metres in width, with a shallow pitched roof to a maximum height of 2.18 metres and the greenhouse is 1.9 metres in depth, 1.9 metres in width with a pitched roof to a maximum height of 2.05 metres. The shed and greenhouse (which were 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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No arboricultural concerns.

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: 2

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 and impact on the streetscene
- (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 and impact on the streetscene

7.3 The proposed conservatory would not be visible from the public realm and the shed and greenhouse would only be partially visible, consequently any impact on the street scene would be negligible. The development, part of which requires planning permission due to a restrictive condition in the original permission would result in a reasonable increase to the original footprint of the property and the remaining amount of garden is considered to be adequate. The design and appearance of the proposal 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 would only be partially visible from the adjacent properties due to the existing screening and location of the proposals. The property is at the end of a cul-de-sac and Hollybank Wood lies to the northern and western boundaries. Whilst there are windows and a door in part of the southern elevation of the conservatory it is to be set in 2.6 metres from the boundary and would project no more than 1 metre beyond the line of the existing conservatory at number 51 Oak Tree Drive. There are no windows in the northern elevation of this property and the existing 1.8 metre high fencing provides some screening. The conservatory would not be visible from the property at number 36 Oak Tree Drive and although the shed and greenhouse are fairly close to the boundary with this property, planning permission is only required due to the restrictive condition on the original planning consent.
- 7.5 No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/01035 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:

Drg No. 01 Site plan and location plan

Drg No. 04 Proposed ground floor and roof plan

Drg No. 05 Proposed elevations

Drg No. 06 Proposed shed and greenhouse details

Reason: - To ensure provision of a satisfactory development.