
Site Address:	28 Morley Crescent, Waterlooville, PO8 8JG		
Proposal:	Rear conservatory (Orangery).		
Application No:	APP/15/00339	Expiry Date:	21/05/2015
Applicant:	Mr & Mrs Ward	Team:	Team 2
Agent:	Mr Nahid	Case Officer:	Bee Crawford
	Crofton HIC		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property which has the benefit of a previous two storey rear extension. It has a brown tiled hipped and pitched roof and elevations of yellow painted render. The site is level and the rear garden which has a depth in excess of 30 metres is laid to lawn with a patio area and a shed to the rear. The garden is enclosed by fencing ranging in height from 1.75 metres to 1.9 metres.
- 1.2 The adjoining two storey property is to the north, a detached two storey property lies to the south and the side aspect of a two storey terraced property in Morley Crescent is to the rear. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties, semi-detached and detached bungalows of different ages, styles and design.

2 Planning History

05/54936/000 - Two storey rear extension, permission granted 07/07/2005.

3 Proposal

- 3.1 The proposal is for a single storey rear extension of 3.9 metres in depth, 5.8 metres in width with a roof to an eaves height of 2.3 metres incorporating a roof lantern to a maximum height of 3.46 metres.

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: 5

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 be partially visible from the public realm due to the corner location and open aspect of the adjoining property at number 27. The development, together with the existing two storey rear extension would result in a generous 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 appropriate in context to the main building and is therefore deemed to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

- (iii) Effect on neighbouring properties

- 7.4 No objections were received with respect to the proposal, which is situated on a good sized plot. The development is of a modest height and would be well screened to the rear and south and partially to the north. The proposal has no windows in the north elevation and projects away from the adjoining property to the north, (the nearest point being 1 metres and the furthest point 2.2 metres). There is a window in the southern elevation of the extension, however the distance between the properties and the

existing screening would minimise any perception of overlooking.

- 7.5 Due to the location of the proposal, the existing screening and the extent 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 and the property to the rear.

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/15/00339 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:

Location plan
Block plan
Existing elevations and floor plan
Proposed elevations and floor plan
Proposed extension elevations and roof plan

Reason: - To ensure provision of a satisfactory development.