
Site Address:	41A Hulbert Road, Havant, PO9 3TA		
Proposal:	Erection of a single storey conservatory to side of building.		
Application No:	APP/15/00423	Expiry Date:	15/06/2015
Applicant:	Mr & Mrs Hall	Team:	Team 1
Agent:	Mr Armstrong	Case Officer:	Daniel
	Dayview Design Services		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

41a Hulbert Road is a new build bungalow, located to the rear of No.41 Hulbert Road, placing it in line with, but to the north of dwellings on Matthews Close.

Access is taken via a small private way past No.41 Hulbert Road.

2 Planning History

APP/10/00802 - Demolition of existing bungalow and construction of 2No. 3 bed detached dwellings (revised)

3 Proposal

This application seeks permission for the erection of a single storey conservatory, located on the western end of the north elevation. The construction of the walls will be of matching brick and the roof will be a typical conservatory style, dual pitched glass roof.

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: 9

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

The proposal is entirely screened from the public domain, thus eliminating any adverse impact upon the general character of the area. It is considered that where this proposal is visible from neighbouring dwellings, given its single storey, relatively low key design and central location within the plot, there will be no significant harm caused.

(iii) Impact upon residential amenity

The proposed conservatory is located centrally within the plot, providing a minimum distance of 13.5 metres between it and the closest neighbouring dwellinghouse. It is considered that where this proposal is visible from neighbouring dwellings, given its single storey, relatively low key design and central location within the plot, there will be no significant harm caused. The high quality design, and where appropriate, matching materials used; it is considered that no significant harm will ensue from this development.

8 Conclusion

Due to no objections and it being considered to cause no significant harm to either neighbours or the general character of the area, it is recommended that permission should be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00423 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 in the construction of the walls 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 Plan/Block Plan, received by the Council 20 April 2015

Side Elevations, drawing number 4000882 (page 2), received by the Council 20 April 2015

Rear Elevations, drawing number 4000882 (page 3), received by the Council 20 April 2015

Front Elevations, drawing number 4000882 (page 4), received by the Council 20 April 2015

Proposed Floor Plan, drawing number 4000882 (page 6), received by the Council 20 April 2015

Proposed Roof Plan, drawing number 4000882 (page 8), received by the Council 20 April 2015

Reason: - To ensure provision of a satisfactory development.