
Site Address:	1 St Peters Way, Waterloooville, PO7 7NF		
Proposal:	Conservatory to rear of dwelling.		
Application No:	APP/15/01059	Expiry Date:	19/11/2015
Applicant:	Mr Crowhurst	Team:	Team 2
Agent:	Mr Kalsi	Case Officer:	Karen Wooden
	Eden Verandas		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 1 St Peters Way is a newly built two storey semi detached house, located in a brand new housing development located to the north of Waterloooville Town Centre. The property benefits from an integral garage and a good size rear garden. To the rear of the property is a large car park associated with the 'Sacred Heart and Saint Peter the Apostle' church which is located to the west of the application site.

2 Planning History

- 2.1 No relevant history.

3 Proposal

- 3.1 The proposal is for the construction of an open glass room to the rear of the property, measuring a maximum of 3m in depth, 3m in width and 2.6m in height. The proposal falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission for this proposal as the original planning permission for the building of the dwelling was subject to a condition restricting permitted development rights.

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

- 5.1 None required for this application.

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

(i) Principle of development

7.2 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

7.3 The proposal would be attached to the rear of the property, and due to the location of the integral garage, would not be visible from the front of the dwelling. The top of the proposal would be visible from the rear of the dwelling, which is a church car park. The development, which requires planning permission due to a restrictive condition in the original permission, would result in a modest increase to the original footprint of the property, whilst retaining a garden of approximately 7 metres in depth. The design and appearance of the extension is deemed appropriate in context to the main building and therefore meets with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

(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 extension is proposed to be set in from the eastern boundary by 0.5 metres. As the dimension of the conservatory fall well within the criteria of permitted development, and no objections have been received in relation to the application, it is 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. It is therefore deemed to meet with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 Having regard to the above information it is considered that the extension to the rear of the property would comply with the principles of policy CS16 of the Havant Borough

Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01059 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 - received 24.09.15
Proposed plans/Elevations - received 24.09.15
Site plan - received 24.09.15

Reason: - To ensure provision of a satisfactory development.