
Site Address:	31 Ward Crescent, Emsworth, PO10 7RR		
Proposal:	Conservatory to the rear.		
Application No:	APP/15/00568	Expiry Date:	17/07/2015
Applicant:	Mr & Mrs P Darts	Team:	Team 2
Agent:	Miss A Starling	Case Officer:	Karen Wooden
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached property of red brick construction, with a brown tiled pitched roof. It is located on the north side of Ward Crescent, part of a purpose built housing estate in Emsworth. The area is residential and of medium density, and consists of semi-detached houses of similar age and design.
- 1.2 To the front of the property is a driveway with parking for one car, and gated access to the rear garden. The rear garden is enclosed by a 6ft brick wall, small fencing and bushes to the eastern boundary, small fencing and bushes to the western boundary and a high hedge to the northern boundary which provides natural screening between the site address and the properties to the rear. The rear garden is laid mainly to lawn, with a patio to the side and rear of the house, and the site is level.

2 Planning History

No previous applications

3 Proposal

- 3.1 The proposal is for a conservatory of 4m in depth, 2.8m in width with a roof height of 2.6m. This is to replace existing conservatory measuring 2.9m in depth, 2.8m in width with a roof height of 2.6m. This proposal fits the criteria of the Prior Notification Scheme although was submitted and therefore has been considered as a Planning Application.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No adverse comments

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(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) Appropriateness of design

7.3 The proposal would be attached to the rear of the property, replacing an existing conservatory of similar proportions, and would not be visible from the public realm. The design and appearance of the proposal is judged appropriate in context with the original dwellinghouse, and as such the conservatory is considered to meet the objectives of the Borough Design Guide, and policy CS16 of the Havant Borough Local Plan Core Strategy.

(iii) Effect on neighbouring properties

7.4 No objections have been received with respect to the proposal. The proposal is to replace an existing conservatory with one of equal height with an additional depth of 1.1m. The height of the proposal (2.6m) is not considered to result in an overbearing presence to the neighbouring properties, or result in a loss of light or outlook. As such, the conservatory accords with the Local Plan design policies and the Borough Design Guide.

8 Conclusion

- 8.1 The proposal is considered to be acceptable in terms of scale, siting and design, and is therefore recommended for approval.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00568

(A)

(B) for the following reasons/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 22.05.15

Block Plan - received 22.05.15

Floor Plan - received 22.05.15

Existing and Proposed Elevations - received 22.05.15

Reason: - To ensure provision of a satisfactory development.