
Site Address:	1 Spinney Close, Waterloo, PO8 8QU		
Proposal:	Conservatory to front/ side elevation following of existing side conservatory.		
Application No:	APP/13/01052	Expiry Date:	26/12/2013
Applicant:	Mr Moore	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of an end of terrace two storey dwelling with a pitched roof. The dwelling occupies a prominent position on the junction of Spinney Close and Albretia Avenue. To the side is a conservatory with a mono pitch roof. To the south, south-west is a high fence considered to be approximately 2m plus in height.

2 Planning History

00/61110/000

Conservatory to side (West) elevation.
Permitted. 30/11/2000

3 Proposal

- 3.1 The application seeks to remove the existing conservatory to the side elevation and replace with another which forms the full the length of the dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the streetscene and existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

6.3 The neighbouring dwelling to the west is sited perpendicular to that of the application site facing onto Hemlock Road. Due to this siting on the curvature of the highway both dwellings (1 Spinney Close and 2 Hemlock Road) have triangle shaped gardens with the dwellings sited on the far side of each of the triangle plots. This adds some separation between the two dwellings creating some distance from the neighbouring dwelling to the proposal reducing some of the perception of mass. The design incorporates a mono pitch roof with the highest point being located adjacent to the dwellinghouse, bulk is therefore centred in the application and away from the shared boundary. The boundary treatment is also thought to partially screen much of the proposal. It is therefore unlikely that the proposal would lead to an adverse impact to the neighbouring dwelling.

(iii) Effect on the character of the streetscene and existing dwelling

6.4 The proposed conservatory is limited in terms of design merits but may however improve the appearance of the existing conservatory which is in need of repair. The proposal is also likely to be well screened by the high boundary treatment which already screens the existing conservatory. Despite being in a prominent location the extent of screening limits the extent to which the design may lead to an adverse impact to the character of the streetscene of the existing dwelling.

7 Conclusion

7.1 The relationship between the existing dwelling and that of the neighbour to the west creates some distance to the proposed conservatory. It is unlikely that at this distance the proposal would lead to an adverse impact to neighbouring dwellings. The design is limited but is however is well screened from the streetscene. It is unlikely that the proposal would lead to an adverse impact to the character of the streetscene or the existing dwelling

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01052 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 by the Council 31st October 2013

Block plan received by the Council 28th October 2013

Proposed side and front elevations received by the Council 28th October 2013

Proposed floor plan received by the Council 28th October 2013

Photographs x3 received by the Council 31st October 2013

Reason: - To ensure provision of a satisfactory development.