
Site Address:	114 London Road, Cowplain, Waterloooville, PO8 8HB		
Proposal:	Partial demolition and replacement and alteration to roof design of rear conservatory.		
Application No:	APP/15/00671	Expiry Date:	26/08/2015
Applicant:	Mr G Wells	Team:	Team 2
Agent:	Mr P White	Case Officer:	Karen Wooden
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is on a generous plot, situated on the eastern side of London Road, and consists of a detached chalet style dwelling, detached garage and parking for several cars. The property has a red/brown pitched tiled roof and the walls are mainly rough cream render, with red brick.
- 1.2 There is a two storey detached chalet bungalow to the north, and a two storey detached property to the south. The rear garden backs onto properties in Galaxie Road which are in excess of 50m from the dwellinghouse. The surrounding area is of medium density, with a mixture of detached, semi detached and terrace houses and bungalows, of individual and similar age, style and design.

2 Planning History

APP/15/00681 - Erection of outbuilding for games room/workshop. This application has not yet been determined

06/71801/000 - To erect a brick and PVCU conservatory to the rear of the house.
Permitted 04/12/2006

3 Proposal

The proposal is the remove the existing glass conservatory roof, and extend the existing brickwork to form a flat roof with parapet and roof lantern.

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

No consultees were 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: 10

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 is at the rear of the property and is to replace an existing roof of similar proportions, and will not exceed 3.8m from ground level. The conservatory roof will 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 is considered to meet the objectives of the Borough Design Guide, and policy CS16 of the Havant Borough Local Plan Core Strategy.

(iii) Impact upon residential amenity

No objections have been received with respect to the proposal. The height of the new flat roof will not exceed the height of the existing conservatory roof. It is considered that there will be no loss of light or outlook to the neighbours and the alterations to the roof will not result in an overbearing presence to the neighbouring properties. As such, the proposal accords with the Local Plan design policies and the Borough Design Guide

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00671 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:

Existing plans and elevations - 001
Proposed plans and elevations - 002

Reason: - To ensure provision of a satisfactory development.