
Site Address:	15 Lapwing Close, Emsworth, PO10 7GS		
Proposal:	Rear conservatory.		
Application No:	APP/15/00694	Expiry Date:	18/08/2015
Applicant:	Mr Kingdom	Team:	Team 2
Agent:	Mr Riaz	Case Officer:	Bee Crawford
	Everest Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly built three storey detached property and detached garage situated in the cul-de-sac end of Lapwing Close. It has a grey tiled pitched roof and elevations of red multibrick with flint facing to the front and a driveway to the side (east). The site is level and the rear garden is of a modest size, mainly laid to lawn with a patio area and is enclosed by 2 metre high fencing to the north, 1.6 metre high fencing to the west and 1.8 metre high fencing to the east.
- 1.2 Newly constructed two storey detached properties are to the west and east and the rear garden of a large property in Long Copse Lane is to the rear. The area is Phase 2 of the Hampshire Farm development and is of medium density with a mixture of two and three storey detached and semi-detached properties of a similar age and mixed styles and designs.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00837 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is for a conservatory to the rear of the property of 2.6 metres in depth to the east and 0.865 metres to the west, 2.525 metres in width and a roof consisting of mono-pitched and pitched elements with an eaves height of 2.3 metres and a total height of 3.1metres. The proposal falls within the criteria of permitted development, but the original planning permission was subject to a condition restricting development.

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

Arboriculturalist

No arboricultural constraints for this proposed project.

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: 6

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 located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal would be attached to the rear of the property and would be marginally visible from the public realm, consequently any impact on the street scene would be negligible. The development, which requires planning permission due to a restrictive condition in the original permission under which the property was built would result in a small increase to the original footprint of the property, infilling an area to the east elevation (the remaining depth of the garden being approximately 8.5 metres). The design and appearance of the extension is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy) and it is therefore judged there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The development would be slightly visible from the front of the property and only partially visible from the adjacent properties due to the existing screening. The eastern elevation of the conservatory is predominantly of brickwork with high level glazed windows and will be set in from the eastern boundary by 3.75 metres. The western elevation projects 0.865 metres from the rear wall of the dwellinghouse and is approximately 7 metres from the boundary with number 14 Lapwing Close. The substantial garden of a property in Long Copse Lane lies to the rear of the site beyond a group of trees.
- 7.5 No objections were received regarding the scheme, the size of the conservatory falls well within the criteria of permitted development, and it is therefore 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 or the properties opposite, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00694 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:

Drg No PP/1996/01	Location plan and proposed site plan
Drg No PP/1996/02	Existing floor and elevations plan
Drg No PP/1996/03	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.