
Site Address:	6 Lapwing Close, Emsworth, PO10 7GS		
Proposal:	Erect an orangery to the rear.		
Application No:	APP/14/00416	Expiry Date:	01/07/2014
Applicant:	Mrs O'Neill	Team:	Team 2
Agent:	Mr Godfree	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and attached garage which is in the final stage of construction situated in the cul-de-sac section of Lapwing Close. It has a red tiled pitched roof and elevations of red multibrick with cream render to part of the front elevation and a driveway to the side (west) leading to the garage. The property is open to the front with a path to the east providing access to the rear garden. The rear garden is of a modest size, with the back half beyond the end of the garage dropping sharply by approximately 1.6 metres, with a 1.8 metre high retaining wall and a set of brick and paved steps. The uncultivated garden is enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 A newly constructed two storey detached property of a similar age and design lies to the west and to the east are the end of the rear gardens of two newly constructed two storey detached properties of a similar age and design in Lapwing Close. These properties are at the same level as the lower half of the rear garden of the application site. A newly constructed detached garage block and parking area lie to the rear of the site with properties in Roedeer Close beyond and a large three storey detached property currently under construction is opposite the site. The area is Phase 2 of the Hampshire Farm development and is of medium density with a combination of occupied properties and properties currently under construction of mainly 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- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00837 under which the property was built, hence the requirement for planning permission.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 an orangery attached to the rear of the property and the side (east) elevation of the garage of 3.3 metres in depth, 3.6 metres in width with a flat roof of 2.3 metres high to the eaves, a parapet wall to a height of 2.8 metres and a roof lantern to a total height of 3.633 metres. 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 Policies

National Planning Policy Framework 2012

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 4

Number of site notices: 1

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 proposed orangery would not be visible from the public realm and consequently have no impact on the street scene. The design and appearance of the orangery is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The development is not visible from the front of the property or the property to the west. Due to the elevated level of the site in relation to other neighbouring properties, the

orangery would be partially visible from dwellings to the rear in Roedeer Close, (which are deemed to be a sufficient distance away from the application site) and the adjacent property to the east at number 4 Lapwing Close. Part of the of the proposal would be seen from the rear of 4 Lapwing Close, although the elevations are only partially glazed, the orangery is 3.9 metres away from the eastern boundary, has the benefit of some screening and does not extend across the whole width of the property. The dimensions of the proposal fall well within the criteria of permitted development, therefore it is considered that it is unlikely to appear overbearing and would have a negligible impact on the properties immediately adjacent to the application site. It is therefore deemed to be acceptable and recommended for approval.

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/14/00416 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:

SL.01 Rev L - Site layout	
VPF4810-C-Existing layout-01	Existing elevations
VPF4810-C-Existing layout-02	Existing elevations
VPF4810-C-Existing layout-03	Existing floor and roof plan
VPF4810-C-Existing layout-04	Existing illustrative elevations
VPF4810-C-Planning-01	Proposed elevations
VPF4810-C-Planning-02	Proposed elevations
VPF4810-C-Planning-03	Proposed floor and roof plan
VPF4810-C-Planning-04	Proposed illustrative elevations

Reason: - To ensure provision of a satisfactory development.

