
Site Address:	8 Sickle Way, Waterlooville, PO7 7QF		
Proposal:	Rear conservatory.		
Application No:	APP/13/00935	Expiry Date:	11/11/2013
Applicant:	Mr Spencer	Team:	Team 2
Agent:	Mr C Hooper	Case Officer:	Bee Crawford
	Crofton Conservatories		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced property and garage which is situated in the rear garden. It is currently under construction and has a grey slate pitched roof and elevations of red multibrick with vehicular access from the front of the property under part of the first floor to the garage at the rear. The site is level, although as the construction is only partially finished, the garden and boundary treatments have yet to be established.
- 1.2 It is attached to the two storey neighbouring property at first floor level only. To the south of the property is a row of three storey link detached properties, with the rear aspect side on to the application site and to the rear of the site are a pair of semi-detached properties set at an angle to the application site. The neighbouring properties to the sides and rear of the site are also currently under construction. There is a terrace of modern three storey properties opposite the site. The area is Phases 3 and 4, Land at Old Park Farm, Hambledon Road development and is of medium density currently under construction with a mixture of two and three storey terraced and link detached properties and three and four storey apartment blocks.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00008 under which the property was built, hence the requirement for planning permission .

3 Proposal

- 3.1 The proposal is for the provision of a conservatory to the rear of the property of 3 metres in depth, 4 metres in width with a pitched and hipped roof of 2.15 metres to the eaves to a total height of 3.35 metres to the ridge. The proposal falls within the criteria of permitted development, but the original planning permission for the estate of which the site is part was subject to a condition restricting development in order to safeguard the amenities of the area.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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: 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 conservatory would not be visible from the public realm and consequently have no impact on the street scene. The design and appearance of the conservatory is deemed appropriate in context to the main building. It meets the requirements of the Taylor Wimpey conservatory design guide 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 application site and neighbouring properties are currently under construction and there are no existing boundary treatments. However, the proposal is a modest

addition to the property which could normally be constructed within the realms of permitted development and due to its location in relation to the neighbouring properties, it is considered the development is unlikely to appear overbearing or lead to overlooking and is 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/13/00935

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 materials and colours to be used in the construction of the external surfaces of the conservatory hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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
Site plan
Existing elevations
Proposed elevations
Existing and proposed floor plan
Illustrative plan of conservatory
Correspondence confirming colour of material

Reason: - To ensure provision of a satisfactory development.

