
Site Address:	55 Athena Avenue, Waterloooville, PO7 8AF		
Proposal:	Rear conservatory and pedestrian access pathway.		
Application No:	APP/14/00390	Expiry Date:	06/06/2014
Applicant:	Miss Smith	Team:	Team 1
Agent:	Mr Barlow	Case Officer:	Tina Pickup
	The Steven Barlow Partnership		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a mid-terrace property that is in use as two flats - the site, number 55, is the ground floor flat, with number 56 being a first floor flat above. The terrace is constructed of red brick with grey tile hanging at first floor under a shallow pitched roof. The ground floor rear elevation of the site has been rendered and is painted cream. Number 55 has its front entrance to the east, shared with 56, and this front forecourt area provides a shared amenity area for both 55 and 56. The rear amenity area is dedicated to the sole use of 55 (application site) and comprises a depth of 2.5m with an existing low fence on the boundary line.

The area comprises terraces of properties, all with minimal rear gardens/amenity areas with boundary fences facing landscaped grounds such that there are open grassed areas with public footpaths running between the rear elevations of the houses/flats. There is no direct vehicular access or parking at the site, with shared parking courts in Athena Avenue, separated by paths and landscaped areas.

2 Planning History

None

3 Proposal

The amended plans received on 21/5/14 seek permission for a conservatory in the rear amenity area which would cover approximately half this small area. The plans show the conservatory within/behind the boundary fence line, having a depth of 2.47m and width of 4.42m. It would be fully glazed, having a lean-to sloping roof having an eaves height of 2.36m and overall height of 2.72m. A pedestrian gate is also included within the 1m high boundary fence, enabling direct access to the public open space area.

4 Policy Considerations

National Policies
NPPF

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

Building Control, (Fire Access Consultation) - No comments
Southern Water - Public Surface Water Sewer within proximity of site - no development within 3.5m; no soakaway within 5m

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 on neighbour amenity
- (iii) Visual appearance in street scene

(i) Principle of development

7.2 The site lies within the defined urban area where the principle of development is acceptable, subject to detailed development control considerations.

(ii) Impact on neighbour amenity

7.3 The side boundaries of the rear amenity area comprise an existing 1.8m high painted brick wall providing a privacy screen between the adjacent gardens. Whilst the proposed conservatory is fully glazed, there will be no overlooking to adjacent gardens by virtue of the existing side boundary wall. Views from the flat above into the conservatory below would be possible, but this is no different to the current situation as a garden area. An outlook over the landscaped public open space will be possible from within the conservatory, but this would not invade any private amenity space.

(iii) Visual appearance in street scene

- 7.4 The revised plans show a 1m high boundary fence with pedestrian gate, running the full width of the plot with the conservatory set behind, within the private curtilage. This fence line provides a definitive boundary to the site, continuous with others in the terrace. Visually this is consistent with the character of the area and also provides better defensible space for the occupiers. Whilst there are no other rear extensions within this terrace, there are a few examples of modest extensions elsewhere in the vicinity, although none extend so close to the boundary line. However, the introduction of this light weight glazed conservatory over half the amenity area, is not considered to be overly dominant or detrimental to the visual appearance of the spacious surroundings.

8 Conclusion

- 8.1 The proposal, as amended with the inclusion of the boundary fence, is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00390

(A) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Block and Location Plans E.0425.002.01
Existing Plan & Elevations E.0425.001
Proposed Plan & Elevations E.0425.003.01

Reason: - To ensure provision of a satisfactory development.