
Site Address:	40 Privett Road, Waterlooville, PO7 5JN		
Proposal:	Conservatory to side and rear to provide utility room; new pitched roof to existing garage.		
Application No:	APP/15/00188	Expiry Date:	14/04/2015
Applicant:	Mrs S Togwell	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a detached bungalow of brick construction, with hipped plain tile roof. There is an existing conservatory to the rear and detached garage to the rear also. There is on site parking to the side of the dwelling with vehicular access on to Privett Road.

To the north, west and south of the site is residential development one and two storeys in height, whilst Widley Gardens runs along the eastern boundary with open space beyond

2 Planning History

None

3 Proposal

Planning permission is sought to extend the existing rear conservatory along the west side of the dwelling. The conservatory would measure 7.8m in depth, 0.9m in depth and 2.4m in height (that of the existing conservatory).

Permission is also sought to replace the existing asymmetric pitched roof on the garage with a dual pitched roof.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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: 3

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

The application site is situated within the urban area of WaterlooVille where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed conservatory extension would extend 0.9m from the west side elevation of the dwelling and set 1.3m back from the front elevation. The existing western boundary is kept by close boarded fencing and high evergreen leylandii (the latter lying within the adjacent neighbour's property and thus not needing to be removed to allow for the conservatory extension).

Having regard to the scale of development, its location and existing boundary screening the proposed conservatory addition would have little in the way of a visual presence within the street scene. As such the development would largely preserve the existing character and appearance of the host dwelling and the surrounding area.

With regard to the roof alterations to the garage, this lies behind the building line of the dwelling on the Privett Road frontage; and a distance of over 10m from the Widley Gardens frontage. The modest alteration to the roof form will have a modest and acceptable impact upon the street scene in this context.

(iii) Impact upon residential amenity

The conservatory extension would not be readily visible to any neighbour due to the significant screening along the western boundary. This coupled with the scale of the

proposal ensures that neighbour amenity is not affected.

The garage lies a considerable distance from any neighbouring property; this, coupled with its modest scale (a ridge height increase from 2.8m to 3.5m) means that the alterations proposed will not harm the amenity of any nearby properties.

8 Conclusion

Having regard to the above information the development would preserve the character and appearance of the area and would not harm neighbour amenity. The development therefore accords with the relevant criteria of Policy CS16 of the Havant Borough Core Strategy. It is therefore recommended that planning permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00188 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 brickwork for the conservatory 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:

Location Plan 1:1250 received 17 February 2015
Drawing No. 4179/200
Drawing No. 4179/500
Drawing No. 4179/2
Drawing No. 4179/3

Reason: - To ensure provision of a satisfactory development.