
Site Address:	5 Buckland Close, Waterlooville, PO7 6ED		
Proposal:	Rear conservatory.		
Application No:	APP/14/00882	Expiry Date:	23/10/2014
Applicant:	Mrs Woolridge	Team:	Team 2
Agent:	Miss Duckworth	Case Officer:	Richard Temple
	Anglian Home Improvements		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is characterised by a single storey semi-detached bungalow with rear roof extension and existing single storey rear extension. The site has a driveway and garden to front and large garden to rear.

2 Planning History

93/58140- Granted permission for the existing single storey rear extension.

3 Proposal

- 3.1 The proposal is for a rear conservatory

4 Policy Considerations

National Policies

National Planning Policy Statement

Core Strategies 2011 forming part of the HBLDF

CS15 (Flood and Coastal Erosion)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Design
- (iii) Impact on neighbouring residential amenity
- (iv) Flood Risk

(i) Principle of development

7.2 The site is within an established residential area and, as such there is no in principle objection to house holder extensions.

(ii) Design

7.3 The proposed conservatory would be residential in appearance and modest in size, it would be discreetly located to the rear of the property. As such it would not be visible from the street scene and is acceptable in design terms.

(iii) Impact on neighbouring residential amenity

7.4 The main neighbour to be affected by this proposal would be number 7 as the proposal runs along this boundary.

7.5 The extension is not considered to be overbearing or visually intrusive as it passes the 45° test and is only 2.4m to eaves. Furthermore it is set off the boundary by 30 and number 7 has an existing single storey rear extension that currently projects further rearward than the existing rear extension of number 7; as such this nullifies the impact of the new extension.

7.6 The neighbour to the opposite side is set more than 6m away from the proposed extension as it is on the opposite boundary. Therefore the proposal is considered to be acceptable in terms of impact on neighbouring residential amenity.

(iv) Flood Risk

7.7 The applicant has provided a flood risk assessment and confirmed that flood proofing where appropriate and floor levels will be set no lower than existing. As such the proposal is not considered to create flood risk on site or in other areas.

8 Conclusion

8.1 The proposal is considered to comply with the policies outlined in section 4 and as such it is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00882 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 Plan, Page 1 of 2, Page 2 of 2.

Reason: - To ensure provision of a satisfactory development.