
Site Address:	32 Elmwood Avenue, Waterloooville, PO7 7LG		
Proposal:	Single storey conservatory to the rear of property.		
Application No:	APP/14/01029	Expiry Date:	26/11/2014
Applicant:	Mr & Mrs Harding	Team:	Team 1
Agent:	Mr J Sackett	Case Officer:	Bee Crawford
	Apple Panels		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a detached garage to the rear. It has a brown tiled hipped and pitched roof and elevations of red multi-brick. The site inclines away from the road and there is open vehicular access to the front of the property with a concrete drive leading to the garage, the front garden consisting of a grassed area and shrubs. There is 0.65 metre high wall to the front boundary, a 2 metre high hedge to the north eastern boundary and a dwarf wall to the south western boundary. The back garden has a depth in excess of 40 metres with a gentle incline towards the rear and has a patio area with a 0.15 metre high step to the lawn and vegetable patch, situated behind the garage. There is a 1.8 metre high fence and 2 metre high hedge to the north eastern boundary, a 1.8 metre high fence and large tree to the rear boundary and a 1.8 metre high fence to the south western boundary.
- 1.2 The adjoining two storey property of the same style and design lies to the south west, a detached chalet style property of individual age, style and design lies to the north east, the gardens of properties in Maralyn Avenue are to the rear and a pair of two storey semi-detached properties of a similar age, style and design are opposite the site. The area is of medium density with a mixture of two storey semi-detached dwellings and bungalows and detached chalet bungalows of similar and individual design, style and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a conservatory to the rear of the property of 4.8 metres in depth to the south west elevation, 2 metres in depth to the north east elevation adjoining an existing single storey rear extension and 2.8 metres in width with a pitched and hipped roof of 2.3 metres to the eaves to a total height of 3 metres to the ridge. It should be noted the proposal falls within the criteria for prior notification for a proposed larger home extension.

4 Policy Considerations

National Planning Policy Framework

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: 10

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 existing street scene. The design and appearance of the conservatory 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 proposal would only be partially visible from the adjacent properties due to the existing screening. The development would be situated close to the boundary with the adjoining property at number 34, however there are no windows in this elevation and there is an existing conservatory at number 34 which is approximately 5.5 metres in depth, projecting beyond the rear elevation of the proposal. The proposal would extend 2 metres away from the existing extension on the north east side of the application site and would be 6 metres from the boundary with number 28 and more than 35 metres from the rear boundary. Due to its location and the existing screening 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/14/01029 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:

Site location plan
Block plan
Existing floor and elevations plan
Proposed floor and elevations plan
Existing and proposed elevation plan

Reason: - To ensure provision of a satisfactory development.