
Site Address:	12 Hartwood Gardens, Waterloooville, PO8 8RA		
Proposal:	Application for non-material changes relating to changing the single pitched roof to a hipped multi pitched roof.		
Application No:	APP/14/00603	Expiry Date:	04/07/2014
Applicant:	Mr P Wheeler	Team:	Team 2
Agent:	Mr J Jay	Case Officer:	Tina Pickup
	The Planning Service		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Number 12 Hartwood Gardens is a detached dwelling located at the end of a cul-de-sac off a private drive shared with nos. 11 opposite. The application site is orientated north - south which is at 90 degrees to nos 13 - 15 whose rear gardens abut the site. The siting of the dwelling is such that its side elevation is just 1.1m from the western boundary. A detached double garage is located to the east of the dwelling and the drive extends in front of the house and sweeps round the far side of the property. The dwelling is constructed with buff brick and brown windows and doors. The dwelling has an existing lean-to style conservatory across approximately half the rear elevation which extends out 3.45m. The height of this conservatory is between 2.3m and 2.7m. The windows within the western elevation of the conservatory are currently obscure glazed. The site is relatively level.
- 1.2 There are several significant trees in the vicinity - at the head of the cul-de-sac to the east of the application site is a 'wooded' area - these are TPO'd trees within the curtilage of nos 58 Hart Plain Avenue. There is also a TPO'd oak tree on the western boundary of the site within 5m of the existing conservatory which has clearly been pruned back heavily. The rear garden has 5' close boarded fencing together with shrubs on the western boundary. A paved patio area extends in front of the existing conservatory, to approximately the line of the rear of the detached double garage which also coincides with the approximate position of the oak tree.

2 Planning History

APP/14/00087 for demolition of existing conservatory and replacement with lounge extension and conservatory pp 25/3/14
APP/14/00153 - Proposed ground floor extension to the front (North elevation) pp26/3/14

3 Proposal

- 3.1 The originally approved front extension had a lean-to style sloping roof - this amendment seeks to change the roof to a fully hipped roof having the same overall height.

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

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: n/a

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) Impact of the proposed changes

7.2 The proposed change from a gable ended sloping roof to a fully hipped roof on the front elevation would reduce the bulk of the extension - it would still be visually appropriate to the host dwelling which has half hipped design main roof. The site is at the end of a cul-de-sac and the proposed change will not be detrimental to the visual appearance of the street scene.

8 Conclusion

The proposed change is considered to have no material impact and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00603

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed front elevation P002
Proposed side elevation P003 & P004
Proposed roof plan P007
Proposed CGI P006

Reason: - To ensure provision of a satisfactory development.