
Site Address:	6 Spire View, Emsworth, PO10 7GF		
Proposal:	Rear conservatory.		
Application No:	APP/14/00570	Expiry Date:	08/08/2014
Applicant:	Mr & Mrs Keeley	Team:	Team 2
Agent:	Mr Green	Case Officer:	Bee Crawford
	Executive Windows		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is within the development of Hampshire Farm and is a newly built two storey semi-detached dwelling with a footpath to the side providing access to the rear garden . It has a red pitched tiled roof with elevations of red multi-brick, and is open to the front with a small area of low level shrubs and gravel. The rear garden is level and is mainly laid to lawn with some shrubs, a small patio area and it is enclosed by 1.8 metre high fencing to all boundaries.
- 1.2 The adjoining property of the same style and design lies to the east of the site and to the west is a new two storey semi-detached dwelling and attached garage of a similar age, style and design, set at an angle to the application site. To the rear of the property is the side aspect of the rear garden of a property in Skylark Avenue and a newly constructed terrace of two storey dwellings of a similar age, style and design lie opposite the site. The area is of medium density consisting of a new modern estate currently under construction, of two storey detached and semi-detached dwellings and apartments of a similar age and mixed styles and designs.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00837 under which the property was built, including the current 2 year provision allowing extensions of a greater depth under the prior notification procedure.

3 Proposal

- 3.1 The proposal is for a conservatory to the rear of the property of 3.6 metres in depth, 4.8 metres in width and a roof consisting of mono-pitched and pitched elements with an eaves height of approximately 2.2 metres and a total height not exceeding 2.95 metres.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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: 9

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 proposal would be attached to the rear of the property and would not be visible from the public realm. 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 development is not visible from the front of the property and only partially visible from the adjacent properties due to the existing screening and location of the garage

of the neighbouring property to the west, and the depth of the extension is 0.6 metres more than the limit for standard permitted development. The conservatory is proposed to be set in only marginally from the property boundaries, falling close to the adjoining property at number 8 Spire View. Whilst the south east elevation of the proposal is predominantly brick, there are some high level windows and a condition requiring these windows to be obscure glazed and non-opening is recommended to reduce the possibility of overlooking to number 8. The property at number 4 Spire View and the properties to the rear of the site are considered to be a sufficient distance away and it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site. It is therefore 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/14/00570 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 window(s) in the south east elevation of the conservatory shall:-
 - (i) be non-opening, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan

Block plan

Existing elevations

Existing and proposed floor plans

Proposed conservatory detail

Reason: - To ensure provision of a satisfactory development.