
Site Address:	44 Skylark Avenue, Emsworth, PO10 7GB		
Proposal:	Erection of a rear conservatory.		
Application No:	APP/14/00206	Expiry Date:	23/04/2014
Applicant:	Mr Reed	Team:	Team 2
Agent:	Ms Whiting	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is within the development of Hampshire Farm and is a newly built 2 storey semi-detached dwelling with a detached garage and driveway to the side. It has a grey slate pitched roof with elevations of red multi-brick with facing flintwork to the front. The property is open to the front with a small area of low level shrubs. There is a slight north-south decline to the rear garden which is mainly laid to lawn with some shrubs and a small patio area. The garden is enclosed by a 1.8 metre high fence to the western boundary, the wall of the property's garage and a 1.8 metre high fence and gate to the eastern boundary and the wall of a garage of a property in Redwing Court and a 1.8 metre high fence to the southern boundary.
- 1.2 The adjoining property of the same style and design lies to the west of the site and to the east is a new 2 storey detached dwelling of individual design. To the south of the property is the side aspect of a garage of a property in Redwing Court and a new 2 storey detached dwelling of individual design lies opposite the site. The area is of medium density consisting of a new modern estate currently under construction, of 2 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- 2.1 Permitted development rights were withdrawn in condition 2 of planning permission APP/12/00837 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is for a conservatory to the rear of the property of 3 metres in depth, 3.5 metres in width and a roof consisting of mono-pitched and pitched elements with an eaves height of 2.6 metres and a total height of 3.2 metres. The proposal falls within the criteria of permitted development, but the original planning permission was subject to a condition restricting development.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

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: 7

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 development, which requires planning permission due to a restrictive condition in the original permission would result in a modest increase to the original footprint of the property, (the remaining depth of the garden being approximately 6 metres). The design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(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. The conservatory is proposed to be set in from the western boundary by 1.2 metres and the western elevation is predominantly of brickwork with 2 glazed panels. The development is in excess of 4 metres from the eastern boundary with number 46 Skylark Avenue and as the dimensions of the conservatory fall well within the criteria of permitted development 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/14/00206 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:

Location plan
Block plan
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.