
Site Address:	39 Hazelholt Drive, Havant, PO9 3DL		
Proposal:	Rear conservatory.		
Application No:	APP/14/01102	Expiry Date:	18/12/2014
Applicant:	Miss Shephard	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Daniel
	Martin Critchley, Architect		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Hazelholt Drive is a residential road, characterised by groups of 2 storey terraced housing, numbering approximately 6 dwellings per group. These groups line both sides of the road and give the feel of a completely terraced road.
- 1.2 All dwellings are set back from the road, having either a front garden or driveway.
- 1.3 No.39 has a single car parking space to the front of the property, and has had a front porch extension incorporating a full width pitched roof. There is a reasonable sized garden to the rear, half laid to lawn and half laid to stone.
- 1.4 There is an existing conservatory located at the middle of the rear elevation, slightly set back from either side boundary.

2 Planning History

None relevant

3 Proposal

This application seeks permission for the erection of a replacement conservatory; measuring 4 metres in length from the rear elevation.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None applicable

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: 6

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the nature of the proposal is consistent with current 'prior approval' permitted development rights, whereby an application under prior approval procedures would be automatically approved where (as in this case) no objection has been raised by neighbours. This factor weighs heavily in favour of approving the scheme.

(ii) Impact upon the streetscene

The proposed development will be located at the rear of the property which is entirely obscured from the public realm. It is therefore considered that there will be no significant harm imposed upon the streetscene.

(iii) Impact upon residential amenity

No.39 already has an existing conservatory and this application seeks to replace that with a elongated version, located in the same location. The proposed will be 1.8 metre longer than the existing conservatory and have a dual pitched roof.

The new roof will bring the bulk of the existing conservatory away from the boundary as a result of its dual-pitched design; resulting in any potential impact on outlook to the eastern neighbour being mitigated. It is therefore considered that any harm imposed by the increase in length will be offset by the reduced feeling of bulk closely positioned to the boundary. This will result in a scheme that offers a limited and acceptable impact to this neighbour, who has not objected to the proposals, and is therefore

acceptable.

The neighbour to the west will not have sight of the proposed conservatory until one positions themselves at the rear of the garden due to there being a shared brick built shed straddling the shared boundary. Therefore it is considered that no significant harm will be inflicted upon this neighbour.

8 Conclusion

A conservatory exists currently and the proposed replacement is only 1.8 metre longer. It is set such to have no significant impact on the neighbouring property to the west; whilst the dual pitched roof lessens any feeling of bulk to the neighbour to the east resulting in what is considered to be an acceptable and beneficial addition to the occupants of the host dwelling.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01102 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, drawing number 202, received by the Council 21 Oct 2014
Elevations, drawing number 1461-401, received by the Council 21 Oct 2014
Plans, drawing number 1461-301, received by the Council 21 Oct 2014

Reason: - To ensure provision of a satisfactory development.
- 3 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.