
Site Address:	6 Finley Place, Havant, PO9 1EF		
Proposal:	Retention of conservatory. (Retrospective Application).		
Application No:	APP/14/00520	Expiry Date:	25/07/2014
Applicant:	Mr K Baranowski	Team:	Team 1
Agent:		Case Officer:	Penny Ware
Ward:	Bedhampton		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 Finley Place is a small residential cul-de-sac built during 2006/2007 sited to the North East corner of New Road and Staunton Road and to the rear of the commercial garage business unit of Kwik Fit. The development is of medium density, and consists of 3 elements comprising an apartment block of 3 units, a pair of semi-detached houses and a further 8 houses located to the rear of the site in the form of a curved terrace.
The development is contemporary in design, but relates to common features within the immediate locality, incorporating the more traditional materials of brick and render in its construction along with cedar render, and the more modern/contemporary use of grey aluminium windows and doors, and a grey single ply material (designed to resemble zinc) for the roof covering.
- 1.2 No 6 Finley Place sits centrally within the curved terrace, and as such benefits from one of the larger rear gardens to the terrace. Off road parking exists for one vehicle immediately to the front of the dwelling, with additional parking in the form of a single garage to the rear south west corner of the development site.
- 1.3 Kwik Fit, the commercial garage business lies to the north of the site, with a mixture of detached and terraced properties to the east and south of the site, constructed during the mid to late 20th century.

2 Planning History

06/66809/001 - Demolish existing garage warehouse. Construction of 10 No. terraced and semi-detached 2 and 3 bedroom houses and 3No. 2 bedroom apartments. Associated car parking including 2 garages, bin stores and cycle stores and new access to Staunton Road.
Permitted 22/3/2007

3 Proposal

- 3.1 This application seeks to retain a conservatory to the rear of the property. Ordinarily Planning Permission would not have been required for the conservatory as it meets the tolerances for it to be considered as "Permitted Development" by virtue of its size and position. However the planning permission granted in respect of the development determined that in the interests of amenity and by virtue of the limited nature of the garden curtilages the opportunity to undertake development consistent with "Permitted Development" rights in such cases was withdrawn.

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

Not 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: N/A

Comment: N/A

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 subject to development control criteria

(ii) Appropriateness of Design

- 7.3 The conservatory is not visible from the public realm, has been designed to appear subservient to the main dwelling, using materials that both reflect and appear in context those used in the construction of the main dwelling. The conservatory being small in size and scale appears as subservient, proportionate and sympathetic to that of the main dwelling, and as such it is considered to be acceptable. Ample garden depth will remain following the development.

(iii) Effect on Neighbouring Properties

- 7.4 The conservatory is small in size and scale and positioned off the side boundaries with the adjacent properties to the north and to the south of the terrace (Nos 5 and No 7 respectively). High quality 1.8m high timber fencing exists to both side boundaries, providing effective screening to the majority of the conservatory. The shallow glazed mono pitched roof satisfactorily reduces the impact of the development and the materials used (in particular the external colour of the glazing bars) provides cohesion and context with the main dwelling.

8 Conclusion

- 8.1 The scale position and design of the conservatory satisfies the requirements of Policy CS16 of the Local Plan and the guidance set out in the Borough Design Guide, or impact adversely on the amenity of occupiers of adjoining properties. As such it is considered to be an acceptable and appropriate form of development. Planning Permission is therefore recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00520 subject to the following conditions:

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

Location Plan - Licence No 0100031673
Block Plan - Licence No 0100031673
Conservatory Design (Isometric View) Dated 9/5/13
Conservatory Plan received 14/5/14

Reason: - To ensure provision of a satisfactory development.