
Site Address:	144 Botley Drive, Havant, PO9 4RA		
Proposal:	Erection of conservatory to rear of property.		
Application No:	APP/14/00475	Expiry Date:	01/07/2014
Applicant:	Mr Lindsay	Team:	Team 2
Agent:	Miss Boden	Case Officer:	Rachael McMurray
	Anglian Home Improvements		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Leigh Park on Botley Drive. It comprises a two-storey, semi-detached property of brick and tile construction. There is an outbuilding attached to the rear elevation which extends 5m into the rear garden. This formed an original outhouse and WC. The rear garden is enclosed by a 1.8m fence.

2 Planning History

None relevant

3 Proposal

Erection of a rear conservatory which would sit adjacent to the existing outbuilding and be integrated internally. It would have a depth of 4.2m and feature a pitched roof.

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

None required.

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: 3

Number of site notices: 0

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 the design
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design

7.3 The design would feature a pitched roof which is considered to be appropriate and the materials on the base brick work would match with the existing house. Adequate amenity space would be retained within the rear garden.

(iii) Effect on the neighbouring properties

7.4 The only neighbouring property likely to be aware of the development would be No. 142 Botley Drive. However, the extension would be set off the shared rear boundary by 2m and on balance would be considered to not have a significant adverse impact in terms of loss of outlook or forming an overbearing presence. Furthermore no objections have been received against the proposal.

8 Conclusion

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/14/00475 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:

Block Plan - P1

Existing elevations and floor plans - P2

Proposed elevations and floor plans - P3

Reason: - To ensure provision of a satisfactory development.