
Site Address: 66 Warblington Road, Emsworth, PO10 7HH
Proposal: Erection of a orangery to the rear and replacement and extension of existing decking area to an additional depth of 1.8 metres and a maximum height of 0.4 metres.

Application No: APP/14/00676
Applicant: Mr Patterson
Agent: Mr Nahid
Crofton HIC
Ward: Emsworth

Expiry Date: 21/08/2014
Team: Team 2
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large older style three storey detached property on a generous plot, which has been previously extended and has an attached garage to the side. It has a slate tiled pitched roof with a rear tile hung dormer, and elevations of rough cream painted render and white cladding to the gables. The site is level with dual vehicular access to the front and a tarmac parking area and shrub border, with a 5 bar gate and 2 metre high hedge to the front boundary. The large rear garden is mainly laid to lawn with shrub borders, an area of decking, a shed and a covered swimming pool behind hedge screening at the back of the garden. It is enclosed by a 2 metre high wall, shrubs and trees to the eastern boundary, a line of mature trees and shrubs to the western boundary and a 2 metre high fence and mature trees and shrubs to the southern (rear) boundary.
- 1.2 There are large two storey detached dwellings of an individual age, style and design to the east and west of the property and the rear garden of a property in Western Parade to the south. A detached bungalow of individual age, style and design lies opposite the site. The surrounding area is of low to medium density consisting of a mixture of large well screened detached bungalows, two and three storey dwellings of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for an orangery attached to the rear of the property of 3.9 metres in depth, 6 metres in width with a flat roof of 2.3 metres high to the eaves and a shallow pitched and hipped roof lantern to a total height of 3.185 metres. The development also includes the replacement and extension of the existing decking area to an additional depth of 1.8 metres and a maximum height of 0.4 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: 4

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, together with the existing extensions would result in a substantial increase to the original footprint of the property, however it is considered that this can be comfortably accommodated within the extent of the site. 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 proposal would not be visible from the front of the property, and the site is well screened to all boundaries. The orangery includes a significant amount of glazing, however it is of a modest height and is situated 8 metres from the western boundary, 9 metres from the eastern boundary and 50 metres from the southern boundary. Due to the location of the proposal, the existing screening and the depth of the site, it is

considered that the development is unlikely to lead to overlooking or appear overbearing, and would have negligible impact on the properties immediately adjacent to the application site and the property to the rear.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00676 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 plan view
Existing east elevation
Existing south elevation
Existing west elevation
Proposed plan view
Proposed illustrative elevations
Proposed east elevation
Proposed south elevation
Proposed west elevation

Reason: - To ensure provision of a satisfactory development.