
Site Address:	16 Oakmont Drive, Waterlooville, PO8 8TH		
Proposal:	Single storey side conservatory.		
Application No:	APP/14/00796	Expiry Date:	23/09/2014
Applicant:	Mr & Mrs Bains	Team:	Team 2
Agent:	Mr P Longyear	Case Officer:	Tina Pickup
	Topline Windows		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached dwelling located on the south side of Oakmont Drive, on a bend in the road. The plot has a very narrow road frontage and tapers out to have a long rear boundary. The house is set at 90 degrees to the neighbour to the east, No 18, that has a gable end with no first floor windows facing the site. A 2m high boundary wall divides No 16 & 18 and No 18 sits at a slightly lower level. The existing east elevation of the house has a gable end with two ground floor windows and one sliding patio door, leading to an existing patio area.

The house has been extended in the past, on the western side, by converting the original integral garage and building over it, with a new attached garage. On site parking is provided for up to 3 cars on the front drive/garden area.

2 Planning History

03/68901/000 - First floor extension over existing double garage Refused 25/11/03

04/68901/001 - Single storey extension to front and rear and part two storey part first floor extension to side elevation Permitted May 2004

3 Proposal

The proposal involves the construction of a hipped, pitched roof conservatory measuring 4m by 4.5m having eaves of 2.5m and maximum height of 3.5m, located on the east elevation of the house. It is a traditional glazed conservatory above a brick plinth.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations), adopted July 2014

AL1 - Presumption in Favour of Sustainable Development

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

5 Statutory and Non Statutory Consultations

Southern Water - No objection but note 1350mm foul sewer within site & no tree planting or soakaways should be within 5m

Comment: re Southern Waters comments - there is sufficient distance from sewer to conservatory for the 5m to be achieved

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) Design and Impact on Neighbouring amenity

(i) Principle of development

7.2 The site lies within the built up area where new development is acceptable in principle, subject to policy and detailed development control considerations.

(ii) Design and Impact on Neighbouring amenity

7.3 The proposed conservatory is traditional in design with hipped roof and would be located on the existing private patio area to the east. The boundary treatment, a 2m high wall, provides ample screening and protects the privacy of the adjacent neighbours at No 18. There will be no detrimental impact on the occupiers of No 18. The site is of sufficient size to readily accommodate the proposed conservatory and retain sufficient amenity space.

8 Conclusion

8.1 The proposed conservatory would cause no harm to the amenity of neighbouring residents - it therefore complies with policy CS16 and it is recommended to grant planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00796 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:

1:1250 Site Location Plan
Photographs of Existing
Proposed Plans

Reason: - To ensure provision of a satisfactory development.