
Site Address:	29 Cornbrook Grove, Waterloooville, PO7 8RD		
Proposal:	Conservatory to side.		
Application No:	APP/13/00667	Expiry Date:	09/09/2013
Applicant:	Mr Thame	Team:	Team 2
Agent:	Mr Macpherson	Case Officer:	Bee Crawford
	BSNP		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling and attached garage on a good sized plot, with a driveway and parking to the front and side. It is situated at the end of a cul-de-sac and has a red tiled pitched roof and elevations of red multi-brick with rough cream render at first floor. The property has the benefit of previous extensions which include a two storey side (west) extension and single storey side (east) extension. There is a slight decline from the road level and the front garden has open vehicular access with a parking area, grass and shrubs and is enclosed by a high hedge to part of the northern (front) boundary and 1.8 metre high fences to the side (eastern and western) boundaries. The rear garden is mainly laid to lawn with assorted shrubs and trees and a raised area of decking to the rear of the house. It is enclosed to all boundaries by 1.75 metre high and 1.8 metre high fences.
- 1.2 To the rear of the property is a mature wooded area screening the A3M and the side of the rear garden of 30 Edgefield Grove. There is a modern two storey detached property of a similar style and design to the east of the site which is set forward of number 29, and a modern two storey detached property of a similar style and design to the west. The front elevation of this property faces on to the side elevation of number 29. There is a pair of modern two storey semi-detached dwellings of a similar age opposite the site. The area is of medium density consisting of a modern estate of two storey detached and semi-detached dwellings of different styles and a similar age.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to construct a conservatory attached to the west side of the existing garage of 5.2 metres in depth, 4.5 metres in width with an eaves height of 2.3 metres and a total height of 3.2 metres consisting of pitched and hipped roof elements.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Tree protection plan to be conditional. Previous works where there was no arboricultural consultation will have impacted on the health of the oak to the front of the driveway, which is covered by TPO 1150.

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) 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 side of the existing garage and would be

partially visible from the public realm. The development, together with the existing extensions would result in a sizeable increase to the original footprint and volume 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. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed extension would be partially visible from the neighbouring property at number 30 Edgefield Grove, although this property has no windows in the side elevation and is not square on to the southern boundary of the application site. The property is situated on a good sized plot and the proposal is set back approximately 3 metres from the southern boundary and benefits from existing screening. Only part of the proposed conservatory would be visible from the front of the property and the property at number 30 Cornbrook Grove, and it is a sufficient distance away and well screened. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and is deemed to be acceptable.

8 Conclusion

- 8.1 The scale, siting and design of 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/13/00667

(A)

(B) for the following reasons/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, unless agreed otherwise in writing by the Local Planning Authority.
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 Prior to the start of any development a BS:5837 (2012) Tree Protection Plan must be submitted to and agreed in writing by the Local Planning Authority and fully adhered to prior to development commencing on the conservatory hereby permitted.

Reason: To protect the nearby trees and having due regard to saved Policy DM8 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

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

385/01	Existing ground floor plan
385/02	Proposed ground floor plan
385/03	Boundary and tree positions
385/04	Proposed roof and section plan
385/05	Existing north elevation
385/06	Proposed north elevation
385/07	Existing and proposed west elevation
385/08	Existing south elevation
385/09	Proposed south elevation
385/10	Location plan
385/11	Site plan
385/12	Notes

Reason: - To ensure provision of a satisfactory development.