
Site Address:	19 Kings Road, Emsworth, PO10 7HN		
Proposal:	Replacement of existing conservatory with new orangery.		
Application No:	APP/14/00113	Expiry Date:	24/04/2014
Applicant:	Mr Watkins	Team:	Team 2
Agent:	Mr C Hooper	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with an attached garage on a good size plot, which has had the benefit of previous extensions. It has a brown tiled pitched and hipped roof, and elevations of red multi-brick and cream painted rough render. The site is level and there is vehicular access to the front of the property with block paving and an area of shingle. There are 1.5 metre high hedges to the northern and southern boundaries. The rear garden which is in excess of 30 metres in length is laid to lawn with a patio area, mature shrubs, small trees and an uncultivated area with a shed to the rear section. It is enclosed by a 1.6 metre high hedge to the northern boundary, a 1.8 metre high fence to the eastern boundary and the southern boundary consists of 1.8 metre high fencing reducing to 1.5 metres.
- 1.2 The adjoining property of the same age, style and design lies to the north and a two storey semi-detached dwelling of a similar age, style and design and the rear gardens of properties in Kings Road lie to the south. The rear garden of a property in Clovelly Road is to the rear (east) of the property which is an adequate distance away and there is a two storey detached dwelling opposite the application site. Properties in the surrounding area are mixture of two storey detached and semi-detached dwellings and detached bungalows of individual style, design and age range.

2 Planning History

02/67598/000 - Single storey extension to side and rear and rear conservatory, permission granted 13/07/2002.

3 Proposal

- 3.1 The proposal is to replace the existing conservatory with a single storey rear extension of 4.3 metres in depth, 4.6 metres in width with a roof to an eaves height of 2.5 metres featuring a roof lantern with a maximum height of 3.3 metres.

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

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: 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 rear of the property and the existing utility room to the south and would not be visible from the public realm. The development is to replace the existing conservatory, with the depth extending approximately an additional 1 metre, resulting in a modest increase to the original footprint of the property. 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 development is not visible from the front of the property and only partially visible from the properties adjoining the site due to the location of the proposal and the existing screening. The proposed depth is approximately 1 metre more than the

existing conservatory and is set in from the northern boundary with two high level windows in the northern elevation and no windows in the part of the southern elevation which extends beyond the existing utility room. The new roof lantern is slightly lower than the existing roof and the shallow pitched and hipped design results in the lantern being less prominent to the neighbouring properties. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing. The proposal would not be visible from the front of the property and due to its location and depth of the rear garden, it is considered the development would have negligible impact on the properties adjoining the application site.

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/14/00113 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
Proposed elevations
Existing floor and elevations plan
Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.