
Site Address: 71 Durley Avenue, Waterlooville, PO8 8TZ
Proposal: removal of existing conservatory, construction of new single storey side conservatory extension
Application No: APP/13/00556
Applicant: Mr McIlwaine
Agent: Mr Partington
Ward: Cowplain

Expiry Date: 21/08/2013
Team: Team 2
Case Officer: Rachael McMurray

Partington Associates

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Durley Avenue within a small development of 4no. dwellings set-off from the main highway. No. 71 is a two-storey, detached dwelling of brick and tile construction. There is a parking area to the front. The private amenity space extends around the rear and side of the dwelling. This is enclosed by a 1.8m (approx.) high fence. There is an existing pitched roof conservatory on the south elevation.

2 Planning History

None relevant

3 Proposal

The proposal is to remove the existing conservatory and replace with a larger structure which would extend across the width of the south elevation. This conservatory would have a depth of 3.1m and a pitched roof with a ridge height of 2.5m. It would be constructed of materials which match the main dwelling.

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

County Estates Department, Hampshire County Council:

No comments received:

Arboriculturalist:

No comments received.

Officer Note - it is not considered that the replacement conservatory would require the

input of the Tree Officer as the application forms states that no trees will be affected and there is already a conservatory in situ on the south elevation of the property.

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: 7

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) Effect on the streetscene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.1 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on the streetscene

7.2 The conservatory would be enclosed within the private amenity space and therefore the majority of the structure would be obscured. Nonetheless, it is considered that the design is appropriate with regards to how the structure ties in with the main dwelling. It is considered that there would not be an adverse impact on the visual amenity of the streetscene.

(iii) Effect on the neighbouring properties

7.3 Due to the arrangement of the four dwellings within this part of Durley Avenue, the closest neighbouring property, No. 71a, is set at a right angle to the application site. Therefore the front elevation looks onto the side garden of No. 71. As the conservatory would be set within the plot and not adjacent to a shared boundary and would not be of an excessive scale, it is considered that there would not be an adverse impact on the neighbouring property in terms of loss of outlook or privacy.

8 Conclusion

The application 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/13/00556 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - BLK 5150 0019

Block Plan - P1

Existing and proposed elevations and floor plans - ZEN/47/01

Reason: - To ensure provision of a satisfactory development.