
Site Address:	11A Pyrford Close, Waterlooville, PO7 6BT		
Proposal:	Replace conservatory to the rear of the property.		
Application No:	APP/13/00603	Expiry Date:	27/08/2013
Applicant:	Mr & Mrs Lindsay	Team:	Team 2
Agent:	Miss Williams	Case Officer:	Bee Crawford
	Anglian Home Improvements		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached bungalow with a driveway to the side and a detached garage to the rear. It has a brown pitched tiled roof and elevations of red multibrick. The front garden is block paved with 0.9 metre high fences to the eastern and western boundaries, and open vehicular access and a 1.15 metre high wall with metalwork inserts to the southern boundary. There is a 1.8 metre high wall and gate providing access to the rear garden. The rear garden is level with a detached garage, summerhouse, shed and greenhouse and has lawned and patio areas. The garden is enclosed on all boundaries by 1.8 metre high fences.
- 1.2 The dwelling is attached to the neighbouring property which is of a similar age, design and style to the east, and to the west is a pair of semi-detached bungalows of a similar age, design and style. The large rear garden of a property in Hart Plain Avenue lies to the north of the site and a pair of semi-detached bungalows of a similar age, design and style are opposite the site. The area is of medium density with a mixture of detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of a conservatory to the rear of the property of 3.31 metres in depth, 3.175 metres in width with a pitched and hipped roof of 2.22 metres to the eaves to a total height of 3.133 metres to the ridge, following demolition of the existing conservatory.

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 conservatory would not be visible from the public realm and consequently have no impact on the existing street scene. The design and appearance of the conservatory 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 proposal would only be partially visible from the adjacent properties due to the existing screening. The development would be situated close to eastern boundary, however there are no windows in this elevation and it would be adjacent to an existing single storey extension to the adjoining property of approximately the same depth. Due to its location and the existing screening to the neighbouring properties, it is considered the development is unlikely to appear overbearing or lead to overlooking and is deemed to be acceptable and recommended for approval.

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/13/00603

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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the east elevation of the conservatory without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Existing plan and elevations
Proposed plan and elevations

Reason: - To ensure provision of a satisfactory development.