
Site Address:	35 Oakwood Road, Hayling Island, PO11 9AY		
Proposal:	Construction of conservatory to west elevation following removal of existing rear porch; and erection to 2m fencing to western boundary.		
Application No:	APP/13/00946	Expiry Date:	13/12/2013
Applicant:	Mr Ordish	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern semi-detached bungalow situated on a corner plot with a brown tiled shallow pitched roof, elevations of beige multibrick with shiplap boarding to the front and painted render to the front and rear. There is a detached garage to the rear of the property accessed from Elwell Green. The front garden is enclosed by a 1.6 metre hedge and dwarf wall and consists of shrubs and shingle, with a 1.8 metre high fence and wooden gate leading to the rear and side garden. The garden is of a good size, with grass, shrubs and a patio area, which is enclosed by 1.6 metre high hedge and two fence panels to the western boundary, a 2 metre high fence to the northern boundary, with the garage and driveway beyond and a 1.2 metre high fence and shrubs to the eastern boundary.
- 1.2 It is attached to the neighbouring property which is of a similar age, design and style to the east and a detached bungalow lies to the west of the property on the other side of Elwell Green. A side facing semi-detached bungalow in Elwell Green is to the rear of the site and detached bungalows of a similar age and design are opposite the site. The area is of medium density with predominantly modern 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 to construct a conservatory to the side (west) elevation of 3 metres in depth, 5 metres in width with a mono-pitched roof, eaves height of 2.1 metres and a total height of 2.57 metres and a 2 metre high fence to part of the western boundary fronting Elwell Green.

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

Atkins Planning Team, Anglo St James House

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note:

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.

No new soakaways should be located within 5 metres of a public sewer.

All existing infrastructure should be protected during the course of construction works.

It is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

Development Engineer

No adverse comment.

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: 8

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 Due to the application site being situated on a corner plot, the proposed conservatory would be visible from the public realm, and would be closer to the highway of Elwell Green. However, there is no uniform building line, the proposal is not unduly prominent and the existing screening would minimise any visual impact. It is therefore considered there would not be a detrimental impact on the existing streetscene. The development would result in a modest increase to the original footprint of the property and the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. The proposed fence would improve the appearance of the existing streetscene and regularise the boundary treatment of the application site.

(iii) Effect on neighbouring properties

- 7.4 Due to the location of the proposal, there would be nominal effect on the property at number 37 Oakwood Road and the property to the west is on the other side of Elwell Green. The proposed size and height of the conservatory is relatively modest, therefore it is considered unlikely to appear overbearing or lead to overlooking. Other neighbouring properties are situated an adequate distance away and it is considered any impact would be negligible. It is not considered that the proposed new fence would have any adverse effect on neighbouring properties.

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/13/00946

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:

Block plan
Proposed conservatory views
Proposed base layout
Proposed side details
Proposed fence elevation
Existing floor plan
Proposed floor plan
Existing elevations
Proposed elevations

Reason: - To ensure provision of a satisfactory development.