
Site Address:	1C Wallis Road, Waterlooville, PO7 7RX		
Proposal:	Rear conservatory.		
Application No:	APP/13/00558	Expiry Date:	01/08/2013
Applicant:	Mr & Mrs Glennon	Team:	Team 2
Agent:	Miss Morgan	Case Officer:	Bee Crawford
	Apple Panels		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a large modern two storey detached property with an integral garage located in a private cul-de-sac lying to the south of Wallis Road. It has a pitched roof with brown tiles and the elevations are of beige/yellow multi-brick with stained timber cladding to part of the front elevation. The property is open to the front with a driveway, an area of grass and a gate providing access to the rear garden. The rear garden is a good size and slopes away slightly from the property. It is mainly laid to lawn with shrub borders and an area of decking and is enclosed by a 1.8 metre high fence to all boundaries.
- 1.2 To the west of the site is a modern two storey detached property of a similar age, but different design, the eastern boundary adjoins the rear gardens of properties in London Road and the southern boundary is adjacent to the side elevation of a property in London Road. A detached two storey property in Wallis Road is opposite the site, some distance away. The area is of medium density consisting of a mixture of two storey detached and semi-detached dwellings of individual age, size, style and design.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 7 of planning permission 02/65340/002 under which the property was built, hence the requirement for planning permission.

3 Proposal

- 3.1 The proposal is to construct a rear conservatory of 4 metres in depth, 4 metres in width with a pitched roof, eaves height of 2.4 metres and a ridge height of 3.25 metres. The proposal falls within the criteria of permitted development, but the original planning permission was subject to a condition restricting development.

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 would not be visible from the public realm. The development, which requires planning permission due to a restrictive condition would result in a modest increase to the original footprint of the property. The design and appearance of the conservatory 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 adjacent properties due to its location and the existing screening. It will be joined to the main rear elevation and the side elevation of an original single storey element of the property, projecting 1.9 metres from the rear elevation of the existing single storey aspect. The neighbouring properties at numbers 1d and 1e Wallis Road

have the benefit of similar structures. The location of the proposed conservatory and existing screening would minimise the perception of any overlooking and in view of this it is considered that the development is unlikely to lead to loss of privacy or appear overbearing.

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/13/00558

(B) 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:

Existing and proposed floor plans
Existing elevations
Proposed elevations

Reason: - To ensure provision of a satisfactory development.