
Site Address:	112 London Road, Widley, Waterlooville, PO7 5EP		
Proposal:	Conservatory to east elevation.		
Application No:	APP/13/00852	Expiry Date:	23/10/2013
Applicant:	Mr Heck	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located within the settlement boundary of Waterlooville at the junction of the A3 London Road and Park Road. The east side of the London Road is characterised by large detached two storey dwellings of varying architectural style and appearance.

The application site comprises a large two storey detached dwelling of brick and pantile construction with hipped roof. The rear of the dwelling and rear garden area backs on to the London Road whilst the front of the dwelling and parking area faces and has access to Park Road.

The application site is in an elevated position being higher than both the street scenes of Park Road and London Road.

2 Planning History

08/73406/000 - Retrospective application for the replacement of fence with wall (maximum am high) fronting London Road and Park Road. Approved - 05/02/2009.

3 Proposal

Planning permission is sought for the erection of a rear conservatory measuring, 5m in width, 3.1m in depth and 3.4m to ridge height.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Waterloooville where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The nearest residential property is neighbour 110 London Road sited some 5.5m from the conservatory, whilst neighbour 114 is located on the opposite side of Park Road some 24m from the proposal.

Neighbour 110 is set slightly higher than the application site with a high level wall and evergreen planting along this shared boundary.

It is considered that the single storey nature of the proposed conservatory, distance between neighbours and level of boundary screening would combine to prevent any unacceptable harm to the residential amenities of adjoining properties. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed would be visible from Park Road and parts of London Road however it is considered that the scale and nature of the proposal would be appropriate and would not result in an incongruous or visually intrusive form of development. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, existing boundary screening and distance from neighbouring dwellings would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00852

(A)

(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:

Location Plan 1:1250 date stamped 28 August 2013

Block Plan 1:500 date stamped 28 August 2013

Elevations and Floor Plans (Titled Quotation 02) date stamped 28 August 2013

Proposed Elevations (unnumbered) - date stamped 28 August 2013

Reason: - To ensure provision of a satisfactory development.