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|-----------------|--------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 40 Albretia Avenue, Waterloooville, PO8 8QS                              |               |              |
| Proposal:       | Erection of rear orangery following demolition of existing conservatory. |               |              |
| Application No: | APP/13/00610                                                             | Expiry Date:  | 15/08/2013   |
| Applicant:      | Mr & Mrs Imbach                                                          | Team:         | Team 2       |
| Agent:          | Mr C Hooper                                                              | Case Officer: | Bee Crawford |
|                 | Crofton Conservatories                                                   |               |              |
| Ward:           | Hart Plain                                                               |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The property is a modern semi-detached two storey dwelling and integral garage with a driveway and parking to the front. It has a brown tiled pitched roof and elevations of beige/yellow multi-brick with a stone clad panel at first floor level. The front garden is paved with areas of shrubbery and a gate providing access to the rear garden. There is vehicular access and a 1 metre high wall with brick piers to the eastern boundary, a 1 metre high wall to the northern boundary, and a 1.8 metre high fence to the southern boundary. The rear garden is of a reasonable size and mainly laid to lawn with shrub borders, a shed and a summerhouse. It is enclosed by a 1.8 metre high fence to the northern and western boundaries and a 1.8 metre high fence with trellis to the southern boundary.
- 1.2 The adjoining property of the same style and design lies to the north of the application site, to the south is a large two storey detached dwelling which lies forward of number 40, and the rear garden of 17 Oaklands Grove. The southern boundary tapers away from the property at number 40 Albretia Avenue. The rear garden of 15 Oaklands Grove lies to the rear of the site, with the property being in excess of 30 metres away to the south and a pair of two storey semi-detached properties of a similar age and style are opposite the site. The area is of medium density consisting of two storey detached, semi-detached and terraced dwellings of a similar age and varying design.

## **2 Planning History**

APP/13/00622 - Prior notification for single storey development extending 3.35 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.35 metres and a maximum height of 3.34 metres. Permitted development approval granted.

## **3 Proposal**

- 3.1 The proposal is to construct an orangery to the rear for the property of 3.35 metres in depth, 7.2 metres in width with an eaves height of 2.3 metres and a total height of 3.334 metres consisting of hipped and pitched roof elements, 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**

Arboriculturalist

No objections.

**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

One letter of objection has been received from one address raising the following concerns:

- 6.1 The two windows at the side of the orangery would overlook the garden of the neighbouring property resulting in a loss of privacy.
- 6.2 The two windows on the south side of the proposal are both opening and could result in additional noise.
- 6.3 The three windows in the top light that face the neighbouring property overlook the garden and are in effect above ground floor level.

**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, would result in a modest increase to the original footprint of the property, the depth being 0.35 metres larger than could be constructed as permitted development without prior approval. The design relates sympathetically to the line of the existing house and is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The GDPO would allow for the construction of an orangery of the same width, the same height and same door and window layout without prior approval if it were of only 350 millimetres less depth. This is a material consideration in assessing the impact of the proposal on the neighbouring properties.
- 7.5 The position of the two windows in the southern elevation of the orangery is such that they would lie within the zone of the extension which could be constructed without prior approval. In any case, as these windows are at ground floor level and ground levels are common to both properties, and there is a significant height of boundary screening, it is considered that they would not present a significant opportunity for overlooking. Furthermore, it would be difficult to argue that any noise within the orangery would be so different from that which could occur in a slightly smaller permitted development extension.
- 7.6 The three windows in the top light referred to are part of a rooflight and in excess of 2.3 metres above ground level and also slope inwards further restricting headroom, and therefore would not provide any significant opportunity for overlooking.
- 7.7 Although the orangery is to be built close to the northern boundary, there are no windows in the northern elevation and it is considered the proposal is of a modest volume and height, the depth of extension being 0.35 metres over the limit for permitted development. The property is set back from number 40 Albretia Avenue with the boundary tapering away. The rear gardens of 15 and 17 Oaklands Grove are side on to the application site with the properties being a sufficient distance away. The existing screening would minimise the perception of any overlooking and it is therefore considered that the proposal is unlikely lead to loss of privacy or appear overbearing and is deemed to be acceptable.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00610

(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:

Block plan  
Existing and proposed floor plan  
Existing elevations  
Proposed elevations

**Reason:** - To ensure provision of a satisfactory development.