
Site Address:	20 Alexander Close, Waterloooville, PO7 5TB		
Proposal:	Rear conservatory.		
Application No:	APP/13/00798	Expiry Date:	04/10/2013
Applicant:	Mr & Mrs Mitchell	Team:	Team 1
Agent:	Ms Whiting	Case Officer:	Jenna Shore
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application consists of a semi detached two storey dwelling with a pitched roof. The level at the site decreases from east to west. The dwelling has been extended to the south by a two storey side extension and to the rear by a single storey extension (the two extensions do not form a wrap around).
- 1.2 To the north is the adjoining dwelling. The garden area of this neighbour is noted to lie predominately adjacent to the proposal. A 1.8m fence forms the boundary treatment.

2 Planning History

00/51808/000

Single storey and two storey extensions to side and single storey extension to rear.

Permitted 14/12/2000

3 Proposal

- 3.1 The application seeks to erect a conservatory to the rear elevation of the existing single storey rear extension. The dimensions are as follows; 3.2m in length, (5.6m in length from the original rear wall of the dwellinghouse), 2.7m in height and 4m in width.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

6.3 The combined length of the proposed conservatory and existing single storey extension is 5.6m in length. The eaves height is no greater than 3m and the height to the ridge (including the existing extension) is no greater than 4m. Under recent changes (August 2013) to the General Permitted Development Order a semi detached dwelling can extend to a length of 6.0m from the original rear wall without the need for planning permission. A prior notification application would be required, however without any objections to the application the Planning Authority could approve the conservatory with no further assessment. However, a planning application has been submitted allowing a full assessment to be made, however it is noted that the application could be approved due to the proposed dimensions.

(ii) Effect on neighbours

6.4 The neighbouring dwelling has extended out to the rear to the same distance as the existing single storey extension within the curtilage of the application site. The new rear elevation could be taken from this point. The adjoining neighbour is located to the north of the application site with the main area of garden located alongside the proposal. The siting of the conservatory does have the potential to result in some overshadowing to the neighbouring garden, however at this modest height the extent of this is likely to be limited. Much of the proposal may be screened by the 1.8m fence and trellis which forms the boundary. The north facing elevation of the conservatory consists primarily of infill panels with windows only indicated above 2m above the external ground level. At this height the proposed windows are unlikely to result in overlooking.

(iii) Effect on the character of the existing dwelling

6.5 The dwelling has been extended over time, both to the rear and to the side. The dwelling occupies a corner plot which is considered to be able to accommodate this further addition whilst still leaving an acceptable level of amenity space. Located to the

rear, it is unlikely that the proposal would detract from the character of the dwelling and is unlikely to result in an adverse impact.

7 Conclusion

- 7.1 The proposed dimensions of the conservatory and the existing dwelling fall within the threshold of prior notification. Without any objections it is likely that if submitted as such the application would have been permitted without further assessment. However, a planning application has been submitted. It is considered that the proposal is unlikely to lead to a detrimental impact to the neighbours or to the character of the existing dwelling.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00798 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 additional windows / doors or other openings shall be constructed within the north elevation 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 received by the Council 9th August 2013
Existing rear elevation and floor plan received by the Council 9th August 2013
Proposed rear elevation and floor plan received by the Council 9th August 2013
Existing side elevations received by the Council 9th August 2013
Proposed side elevations received by the Council 9th August 2013
Photograph received by the Council 9th August 2013

Reason: - To ensure provision of a satisfactory development.

