
Site Address:	71 Langstone Road, Havant, PO9 1RD		
Proposal:	Demolish existing conservatory and erect loggia to rear and side elevation.		
Application No:	APP/13/00673	Expiry Date:	02/09/2013
Applicant:	Mrs Clarke	Team:	Team 1
Agent:	Mr M Critchley	Case Officer:	Heather Lealan
	Martin Critchley Consultants Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is situated on the eastern side of Langstone Road. The site is within the defined urban boundary and within Langstone Conservation Area.

The dwelling within the site is a two storey end terrace dwelling with an existing parking provision to the rear of the site; provided within a garage which is accessed from Tower Gardens. the property has an existing UPVC conservatory. A footpath runs past the northern side boundary of the site.

2 Planning History

APP/13/00132

Installation of a dropped kerb and provision of new access - Refused due to impact on highway

3 Proposal

Demolish existing conservatory and erect loggia to rear and side elevation

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

None, due to the minor nature of these single storey proposals which will replace an

existing structure.

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: One

Statutory advertisement: 19/07/2013

Number of representations received: None

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) Effect of Streetscene and Conservation Area
- (iii) Effect on adjacent residential dwellings

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property in the urban area. Such extensions are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect of Streetscene and Conservation Area

7.3 This scheme replaces an existing P shaped conservatory to the rear of the house which is 3m in depth at its deepest point and proposes a single storey oak framed loggia which extends across the full width of the dwelling house at a depth of 2.2m and continues around the northern side elevation at a depth of 1.2m to adjoin the existing outbuilding.

7.4 The proposed loggia is well designed with a mono pitched roof. It is higher than the existing conservatory which it replaces at 2.9m in height, however it is oak framed and of a more traditional design than the conservatory it replaces and therefore, it is not considered that the proposal would be harmful to character and appearance of the streetscene or conservation area.

(iii) Effect on adjacent residential dwellings

7.5 This application proposes a single storey rear and side loggia, set back from the shared boundary with the adjoining dwelling by 2.3 m and so given separation distances from both adjacent neighbouring dwellings, it is not considered that the development would have an unacceptable impact on the amenities of the occupants of the adjacent residential properties.

- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00673 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement received 8 July 2013
Location Plan Drg.No.1223.202 received 8 July 2013
Block Plan Drg.No.1223.201 received 8 July 2013
Existing Floor Plan Drg.No.1223.102 received 8 July 2013
Existing Elevations Plan Drg.No.1223.402 received 8 July 2013
Proposed Floor Plan Drg.No.1223.304 rev A received 8 July 2013
Proposed Elevations Plan Drg.No.1223.403 received 8 July 2013

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall be an oak frame as detailed in the submitted Design and Access Statement and all other materials 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.