
Site Address:	11 Monarch Close, Waterlooville, PO7 8JH		
Proposal:	Rear conservatory.		
Application No:	APP/13/00549	Expiry Date:	02/08/2013
Applicant:	Mr Griffiths	Team:	Team 2
Agent:	Mr B Hindle	Case Officer:	Bee Crawford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a modern link detached two storey dwelling and attached garage (which has been converted) with a driveway and parking to the front. It has a brown tiled pitched roof and elevations of red multi-brick. The property is located on the corner of Royal Way and Monarch Close and is open to the front with block paving, shrubs and a gate providing access to the rear garden. The rear garden is of a modest size and block paved with shrub borders and a patio stepped up by 0.4 metres. It is enclosed by a 1.8 metre high fence to all boundaries, with a 1.8 metre high fence panel on a 0.9 metre high wall to part of the northern boundary, where the property is situated at a lower level to Royal Way.
- 1.2 To the south of the property is a modern link detached two storey dwelling of a similar age, style and design, to the north of the property is the side elevation of 16 Hampton Close and rear elevation of 12 Hampton Close. There is a mature wooded amenity area to the rear of the site and modern link detached two storey dwellings lie opposite the site. The area is of medium density consisting of a modern estate of two storey detached and link detached dwellings of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is to construct a rear conservatory of 3.4 metres in depth, 3.4 metres in width with an eaves height of 2.3 metres and a total height of 3.05 metres consisting of mono-pitched and pitched roof elements.

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

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 part the roof may be slightly visible from the public realm. The development would result in a modest increase to the original footprint of the property and the design and appearance of the extension is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The proposed extension is not visible from the front of the property and only partially visible from the adjacent property and Royal Way due to the existing 1.8 metre high boundary screening. Although the conservatory is to be built close to the southern boundary, there are no windows or doors in the southern elevation or the main part of the western (rear) elevation of the conservatory and it is considered the proposal is of a modest volume and height. The properties in Hampton Close are a sufficient distance away from the application site. It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking 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/13/00549

(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:

Site plan, existing and proposed floor and elevation plans

Reason: - To ensure provision of a satisfactory development.