

Item No: 7
Case No: 07/01423/FUL / W20692
Proposal Description: Conservatory
Address: 109 Lovage Road Whiteley Fareham Hampshire PO15 7NF
Parish/Ward: Whiteley
Applicants Name: Mr And Mrs Howson
Case Officer: Miss Megan Birkett
Date Valid: 7 June 2007
Site Factors:

Recommendation: Application Permitted

General Comments

This application is reported to Committee because the application has been submitted by an Officer of the Council.

Site Description

This dwelling is the middle in a terrace of four houses within the development boundary of Whiteley fronting onto Lovage Road to the south east. The two storey property has a moderately sized rear garden with an access from the rear from a private pathway that provides access to the other houses' gardens in this terrace. The garden area has small amounts of vegetation with 1.8m high close boarded fencing along the boundary. The dwelling house is one of many similar design houses within this area of Whiteley and is situated on a slight slope, rising to higher ground to the north west of the house.

Proposal

The proposal is for a conservatory to be located to the rear of the dwelling house in white PVCU and brick. The conservatory comes up to the boundary of the neighbouring properties either side.

Relevant Planning History

None

Consultations

None

Representations:

Whiteley Parish Council – No objection

No letters received objecting to the application

No letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:
UB3

Winchester District Local Plan Review
DP3

National Planning Policy Guidance/Statements:

Supplementary Planning Guidance

None

Planning Considerations

- Principle of development
- Impact on character of area
- Residential amenities

Principle of development

The principle of extensions to residential properties is acceptable as it is in accordance with development plan policy.

Impact on character of area and neighbouring property

This house is one of many similarly designed houses within this area of Whiteley, many of which have conservatory extensions at the rear. It is therefore considered that the proposed conservatory at this location is acceptable in relation to the character of the surrounding area. The proposal will not be viewed from the street scene, but will be viewed from the private pathway to the rear; it is considered that the overall design and location of the conservatory is in keeping with the character of the existing dwelling house and its setting.

Residential amenities

Although the garden area is of modest size there will be sufficient outdoor area remaining to the side after the proposed development is built. The proposed conservatory will be viewed from and come up to the boundary of the neighbouring properties Nos. 107 and 111 Lovage Road, but it is considered there will be no material planning harm to these properties. The length of the structure is 3.1m and only the top of the conservatory window will be viewed over the 1.8m fence along both boundaries. Given the modest scale of the proposal it is considered that it would not impact on neighbouring units and would not cause an unacceptable loss of outlook from the adjoining house. The proposal will have no impact on any other surrounding properties within the area.

Recommendation

Application Permitted subject to the following conditions:

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used in the construction of the external surfaces of the conservatory hereby permitted shall match those used in the existing building.

2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives:

This permission is granted for the following reason:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the

application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: UB3

Winchester District Local Plan Review Proposals: DP3