

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

<b>Item No:</b>	12
<b>Address:</b>	38 Coriander Way, Whiteley, Fareham, Hampshire, PO15 7HQ
<b>Parish/Ward</b>	Whiteley
<b>Proposal Description:</b>	Conservatory to rear
<b>Applicants Name</b>	Mr Anthony
<b>Case No:</b>	06/00503/FUL
<b>W No:</b>	W19950
<b>Case Officer:</b>	Miss Megan Birkett
<b>Date Valid:</b>	16 February 2006
<b>Delegated or Committee:</b>	Committee Decision
<b>Reason for Committee:</b>	The application has been submitted by/or on behalf of a Member/Officer of the Council which they have notified to the Director of Development Services



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**Site Description**

- This house is located within the development boundary of Whiteley.
- The dwelling is on Coriander Way has good access to the community centre and playing fields to the north east of the application site.
- The house is a semi detached with a garage located to the south-east elevation of the property. It is joined to the house wall creating an enclosed courtyard area to the rear of the property.
- The garden is a reasonable size with 1.5m fencing to the boundaries and decking covering most of the area.
- There is a small alleyway to the rear of the property.

**Relevant Planning History**

- None

**Proposal**

- As per Proposal Description
- The proposal is for a conservatory to the rear of this property, it will be 3.1m in length, 5m in width and have sloping roof away from the house which is 2.8m at the highest point.
- The south western elevation of the conservatory is proposed to glazed, and the south east elevation will use the existing wall of the garage.

**Consultations**

- None

**Representations:**

Whiteley Parish Council

- No Comment

Letters of representations have been received from zero Neighbours

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- UB3

Winchester District Local Plan

- EN5

Winchester District Local Plan Review Deposit and Revised Deposit:

- DP3

Supplementary Planning Guidance:

- None

National Planning Policy Guidance/Statements:

- PPS 1 Delivering sustainable development

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/neighbouring properties

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Principle of development

- This property is located in the development boundary of Whiteley.
- The principle of extensions to existing residential properties is acceptable providing it is in accordance with development plan policy.

Impact on character of area/neighbouring properties

- The proposed conservatory will not be viewed from the street scene.
- The conservatory would be partly visible from the neighbouring property no. 36 Coriander Way, but it is set in marginally from the boundary and there is a timber panel fence between the two houses that already provides a degree of screening to the private rear amenity space of no. 36. It is considered therefore that the impact of the conservatory upon the neighbouring property would be limited and it would not have an overbearing effect or be likely to result in a materially harmful loss of privacy from the adjoining house.
- The proposal will be viewed from properties to the rear of no.38 Coriander Way, but it is considered there will be no material impact to the surrounding properties.
- There will be sufficient outdoor area remaining to the rear of the property after the development is built.
- There are many existing conservatories in the area; therefore the development will not be out of character with development in this area.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

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

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

**Informatives**

01. This permission is granted for the following reasons:  
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.

02. 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 Proposals: EN5

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3