
Site Address:	61 The Dale, Waterlooville, PO7 5DB		
Proposal:	Construction of front porch with steps and new bay window roof.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00448	Expiry Date:	07/08/2024
Applicant:	Mr Baker		
Agent:	Loretta Taylor	Case Officer:	Robert Riley
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey semi-detached dwelling located in Purbrook. The dwelling features red brick constructed external walls, with the roof formed of brown concrete tiles in a gable design with solar panels on the front roof slope. The dwelling features a front porch and driveway to the front of the dwelling and to the rear, the site features a garden.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the street featuring similar red brick two storey properties on the application site's side of The Dale, and properties featuring rendered designs and brickwork designs on the other side of The Dale.

2 Planning History

APP/14/00279 - Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.4 metres and a maximum height of 3.7 metres.
, GPDC,22/04/2014

3 Proposal

- 3.1 This application proposes 4 elements:

- Removal of existing front porch.
- The construction of a new front porch with a proposed maximum height of approximately 3.4 metres, a proposed width of approximately 2.6 metres and a proposed depth of approximately 1.6 metres.
- Construction of new steps and platform with a proposed depth of approximately 0.9 metres, these aspects would be approximately 0.3m tall and would represent permitted development.
- New bay window roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Antonia Harrison

No comments received

Councillor Ms C Diamond - Purbrook Ward

No comments received

Councillor Paul Tansom

No comments received

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: 1

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 and impact on the character of the area
- (iii) Effect on neighbouring properties

- (iv) Ecology
- (v) Parking

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

Character, bulk and the streetscene

- 7.3 The proposed works would be readily visible from the street scene.
- 7.4 The proposed works would remove the existing porch, this is considered acceptable.
- 7.4 The proposed porch would feature steps to its front. Regarding the porch aspect of the works it would be approximately 1.6 metres deep, this would be approximately 0.5 metres deeper than the existing porch, which at present features a depth of approximately 1.1 metres. The steps aspect of this work would feature a further depth of approximately 0.9 metres.
- 7.5 Regarding the proposal for the front porch, it is noted that the increased depth may contrast slightly against the existing streetscene, which does not feature many front porches or front extensions. Though it is noted that No.94 features a similar size porch to what is proposed for No.61 and properties to the front of the site Nos 80 and 82 The Dale feature reasonable front extensions. Regarding that the porch works would be a very modest visual addition, the works are not deemed to be unduly prominent upon visual amenities and are considered to be an acceptable addition. The proposal also proposes steps in front of the proposed porch these would be approximately 0.3m tall and are considered acceptable and would represent permitted development and cannot be considered as part of this application.
- 7.6 This proposal also proposes a new bay window roof, this is considered to have a limited and acceptable impact upon the streetscene.

Materials

- 7.7 This proposal seeks to use brickwork for the external walls of the porch which would match existing materials which is considered acceptable. The works propose to use peg tiles for the roof which would match the existing porch which is considered acceptable. For the proposed flat roof section of the porch it proposes to use flat roof construction, this section of the porch would not be readily visible and this is considered acceptable. This proposal would use concrete for the steps and platform, these materials are considered acceptable.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 To the western and eastern sides of the application site are properties at Nos 59 and

61a The Dale. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature of the works and sufficient separation distances, properties to the front of the application site are not considered to be impacted by the works. The proposal to remove the existing porch and for a new bay window is not considered to impact neighbours unacceptably. Furthermore, the proposed steps with a platform aspect of the works would be approximately 0.3 metres tall and would be able to be built under permitted development rights and are not able to be considered as part of this application. Regarding overlooking concerns, the proposed porch would increase fenestration, but this would face front gardens of Nos 59 and 61a and the public realm, which is considered to be an acceptable impact regarding overlooking.

No.59 The Dale

- 7.10 Regarding overbearing and overlooking concerns, the proposed porch would be 0.5 metres deeper than the existing porch and would represent a minor increase of bulk for No.59 and would feature a proposed separation distance from No.59's curtilage of approximately 1.5 metres and approximately 3.5 metres from No.59's main dwelling. With these regards, No.59 The Dale is considered to be acceptably impacted by the works.

No.61a The Dale

- 7.11 The proposed porch would be approximately 3.7 metres from No.61a The Dale's curtilage, at this distance in consideration of the minor increase of bulk, it would have acceptable impacts regarding overshadowing concerns and overbearing concerns.
- 7.12 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology

- 7.13 The application site has been found to be within 50 metres of both a notable and protected species; Stag Beetle and a priority habitat; Lowland Mixed Deciduous Woodland. With regards to the small scale nature of the works, officers are satisfied that the works would have an acceptable impact regarding ecology and accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

(v) Parking

- 7.14 Due to a reduction in parking space, parking has been assessed during the application process. In light of this, in an email uploaded on 25/7/24 the agent stated No.61 The Dale features 3 bedrooms, this requires 2 parking spaces to accord with the Havant Parking SPD, which has been shown on the plans. In light of this, this proposal is seen to accord with the Havant Parking SPD, and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00448

Subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

BLOCK PLAN PROPOSED: Uploaded 12/6/24
LOCATION PLAN: Uploaded 12/6/24
Drawing Number: 8106 24 0001: EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS: Uploaded 12/6/24

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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.