
Site Address:	170 Barncroft Way, Havant, PO9 3AL		
Proposal:	Front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00254	Expiry Date:	04/07/2023
Applicant:	Mr Al-Dawoodi		
Agent:		Case Officer:	Bethany Crowther
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site contains a two-storey, semi-detached dwelling house and is situated along the west of Barncroft Way, Havant. The property comprises white render to all elevations and has a tiled gable roof. The surrounding area is residential with properties of similar design.
- 1.2 It is noted that the proposed works were already completed prior to this decision, therefore this application is a retrospective application.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, UNK,22/12/1952

3 Proposal

Creation of exterior porch with removal of soil ground to create a driveway for 1 additional parking space.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Pamela Crellin - Barncroft

No comments received.

Councillor Yvonne Weeks - Barncroft

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I email with ref a letter I have received from planning services with ref the above application. From the planning application online I note that this is for the erection of a porch, however I do not see any application for the removal of the grassed verge (which I have been informed belongs to havant Council) which the majority of the properties along barncroft road have always had situated outside the property boundaries and has always been maintained by havant Borough Council todate. I also note that no application has been made following the removal of the verge (outside the property boundary) to create and install a driveway ? Clearly this has all been caried before planning consent has actually been given. Am I wrong in my methodology or is this normal planning procedure.	The grassed area replaced with the hard surfacing is shown within the red line on the submitted location plan and a Certificate A has been signed demonstrating that this area is within the applicant's ownership. Nonetheless, land ownership matters cannot influence a recommendation on a planning application. No other areas of grass appeared to be removed during the visit to the site.

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) 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

- 7.3 The porch extends from the front elevation by a depth of approximately 1.3 metres, has a width of approximately 3.4 metres and a height of approximately 3.2 metres. The design of the porch contains a gable roof, which projects onto the highway. The porch has a small window on the south-east elevation and a front door and window on the principal elevation facing the highway.
- 7.4 The porch can be seen from the street scene as it situated on and comprises the principal elevation fronting Barncroft Way. The external materials used on the porch are grey shiplap cladding and grey concrete roof tiles. Although the materials used on the porch are not in keeping with the property, it is considered that they do not cause demonstrable harm to the residential area. The windows contained in the porch are grey PVC windows. Likewise, although the window colour is not in keeping with the existing dwellinghouse, it is considered that they do not cause demonstrable harm to the residential area. It is also recognised that the porch at the application site is larger in size than the surrounding porches in the immediate residential area, however it is noted that there is no particular architectural pattern of existing porches located along the entirety of Barncroft Way. It is therefore considered that the design and character of the erected porch does not cause a negative harmful impact to the residential amenity.
- 7.5 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). 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

- 7.6 To the south-east of the property is no. 172 Barncroft Way. The porch contains a small window along the south-east elevation. As the porch is not being used as an active living space and extending beyond the original front elevation, it is considered that the side window does not cause a loss of privacy to no. 172. Due to the distance from the neighbouring property, it is considered that the porch does not lead to a loss of light, outlook or privacy to this property.
- 7.7 To the north-west of the property is no. 168 Barncroft Way. There is an approximate distance of 2.6 metres between the north-west elevation of the porch and the boundary fence situated between the two properties, and an approximate 4.5 metre distance between the original external side walls of each property. Due to these separation distances, it is considered that the porch at the application site does not lead to a loss of light, privacy or outlook to the neighbouring property.
- 7.8 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 At the application site there has also been an addition of a hard surface area situated in front of the porch to create a parking space. The new hard surface area joins the existing drive, which is connected to Barncroft Way with a dropped kerb. The new hard surface area measures approximately 6.7 metres in width and approximately 3.5 metres in depth. The measurements for this parking space meets the 2.4 metre by 4.8 metre measurements, as set out in the Parking SPD. The materials used on the hard surfaced area brick slabs with kiln dry sand between each slab. A drainage system has also been installed in between the driveway and public pathway. As such, the installation of the hard surfacing does not require planning permission.

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/23/00254

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:

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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.

