
Site Address:	133 London Road, Waterloo, PO7 7SH		
Proposal:	Single storey front porch.		
Application No:	APP/21/00080	Expiry Date:	01/04/2021
Applicant:	Mr Day		
Agent:	Mr G Ash	Case Officer:	Denise Sheath
	Ashplan		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

133 London Road, Waterloo, is a modest detached two storey property, constructed with brick and a hung tiled roof, the property has a gravel driveway to the front as well as a detached garage to the south side elevation, the boundary treatment to the front of the property consists of hedging over 2m in height to the side elevations and natural screening of trees and shrubbery to the front.

Note - Due to Coronavirus a site visit was not possible but the agent/applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

00/52006/003 - Erection of rear conservatory, detached double garage to side (south) of house and retention of boundary fencing along part of north and south boundaries, PERM,14/04/2000
98/52006/001 - Demolition of existing garage. Erection of single storey side extension (north elevation), WD,13/02/1998
98/52006/002 - Demolition of existing garage. Erection of single storey side extension (north elevation). Construction of additional vehicular access and pavement crossing (revised application), PERM,09/04/1998
07/52006/004 - Demolish existing garage and construct 2 storey building incorporating garage with 2No. self-contained flats above., REF,24/07/2007
08/52006/005 - Demolish existing garage and construct a two storey building incorporating garage with 2No. self-contained flats above. (Revised application.), REF,31/03/2008
09/52006/006 - Extend current garage to provide workshop, garage and gym., REF,26/08/2009
APP/10/00924 - Single storey extension to front and rear of garage. , PERM,01/02/2011

3 Proposal

Single storey front porch.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map

legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no

mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m

of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 42

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

(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 proposal is to create a single storey flat roofed porch to the front of the property this would be erected to the centre of the front elevation, the porch would have a depth of 3.1m from the front south east elevation, a width of 3.4m attaching to the front north east elevation with a depth of 1.4m with a maximum height of 2.9m, the brick work materials to be used in the construction of the proposed porch will match the materials used on the existing dwelling with a rubber flat roof and a white painted coppice stone edging to the roof.

7.4 It is considered that the design of the porch is appropriate in context with the existing streetscene and will have no adverse impact on the character of the area.

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 The proposed porch includes windows and a door to the front (east) elevation and 2No. windows to the side (south east) elevation. These windows will overlook the front garden of the application site, and towards the front garden of the block of flats at No. 131 which would be screened by the over 2m hedging along the shared boundary.

Notwithstanding this these areas are all currently readily visible to the public, and it is not considered that the proposal would cause any significant overlooking

- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Southern Gas

- 7.6 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00080 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:

Application Form - Received 27 January 2021

Location Plan - Drawing No.01B - Received 04 February 2021

Existing and Proposed Floor Plans, Elevations and Section - Drawing No. 02

Rev A - Received 27 January 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.

