
Site Address:	18 Linkenholt Way, Havant, PO9 4AR		
Proposal:	Proposed front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01017	Expiry Date:	25/01/2023
Applicant:	Mr Claudiu Bota		
Agent:	Mr Ali	Case Officer:	Jenni Price
	NA Planning LTD		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site

- 1.1 The property is a two-storey middle terrace property with a ground floor bay window located to the eastern side of Linkenholt Way, Havant. The property comprises brickwork, tile hanging and concrete roof tiles. There is a hard standing that covers the front garden area that leads onto the highway. To the front is the existing porch which projects beyond the existing bay window.
- 1.2 The property is located within a residential area with surrounding properties of similar style and design.

2 Planning History

None.

3 Proposal

The application is for the retention of the porch which has already been completed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Y Weeks – Barncroft

No comments received

Councillor P Crellin – Barncroft

No comments received

Southern Water

Southern Water have made the following comments:

The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note: - The public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf. Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Officer comment: *Based on the plans supplied, the works (which have already been carried out) lie well outside the clearances requested by Southern Water.*

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: 6

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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore the 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 which has already been completed is visible from the street scene. Due to its modest size and design within Linkenholt Way it is not considered to appear out of keeping with the character of the area and has a limited impact upon the street scene.

7.4 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

7.5 The property at no. 16 is located on the south side where it has a gated access way and the front door. The window in the porch is flush to the front elevation which would limit views towards the front of the subject property. On the north side is property no. 20 with the front door located closer to the already built porch.

7.6 Due to the location of the front windows of the adjoining occupiers either side of the porch - which has already been built - it is not considered to have a negative impact or cause harmful overlooking, appear overbearing or result in the harmful loss of light to the neighbouring properties.

7.7 It is considered that the proposal would meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING** for application APP/22/001017 subject to the following conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and proposed ground floor plan 02

Existing elevations 04
Proposed elevations 05
Existing and proposed roof plan 03
Eistin location and propose site plan 01

Reason: - To ensure provision of a satisfactory development.