
Site Address:	33 Leigh Road, Havant, PO9 2ET		
Proposal:	Proposed porch to front elevation.		
Application No:	APP/20/01071	Expiry Date:	12/05/2021
Applicant:	Mrs S Fisher		
Agent:	Mr Mark Mason	Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Leigh Road, Havant, is located to the west side of Leigh Road. The application site is a detached property comprising painted brickwork, tile hanging with concrete roof tiles. Vehicular access is from Leigh Road with parking to the front.

The property is located within a residential area with some properties of similar design and others differing. There is a TPO group located to the front of the property.

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

2 Planning History

92/51714/001 - Felling of
horsechestnut covered by TPO 455., REF,29/12/1992

3 Proposal

Proposed porch to front elevation.

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

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Objection.

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: 5

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) Trees

- (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 proposed development would have a porch to the front of the property. It would have a width of approximately 3 metres, a depth of approximately 1.4 metres with a pitched roof having a maximum height of approximately 3.6 metres.

7.4 The proposed porch would have painted brickwork with roof tiles to match the existing

property. This is considered to be inkeeping with the context of the main dwellinghouse.

- 7.5 The proposed development would be visible from the street scene although due to its size is not deemed to have a negative impact on the area. It is considered that a porch of this scale is appropriate in terms of the size of the plot and the retained amenity space. Therefore the proposal is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front there would be a door and windows facing the front drive and public highway. This is not considered to cause harmful overlooking to any surrounding properties.
- 7.8 On the south side of the proposed porch there would be no side windows. It would also be offset from the side wall of No.31 Leigh Road by approximately 2.3 metres partly screened by the existing hedging therefore it is not considered to appear overbearing or result in the harmful loss of light to No.31 Leigh Road.
- 7.9 On the north side of the proposed porch there would be no side windows. Due to its size and position it is not considered to appear overbearing or result in the harmful loss of light to the properties along Russell Road.
- 7.10 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) Trees

- 7.11 The agent confirmed there are no trees on the site, the tree shown on the plans was on Council land and was removed in the 1980s by the council. The Council's Arboriculturalist was consulted on the application and raised no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/01071

- 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:

Location Plan

Location Block Plan

Existing and Proposed Plans - L.R 001

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.