
Site Address:	29 Curlew Gardens, Waterloooville, PO8 9UD		
Proposal:	Extension of existing front porch to create a larger porch and utility room.		
Application No:	APP/20/00994	Expiry Date:	15/12/2020
Applicant:	Mr Kemp		
Agent:	Mr Tomes	Case Officer:	Joseph Toole
	Tomes Architects		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a modern two storey semi-detached property with a shallow pitched brown tiled roof and elevations of beige multibrick, pebble-dash render and tile hanging at first floor. The site is level and the front garden is laid to lawn and enclosed by 1 metre high fencing to all boundaries. The property is fronted by a public footpath and amenity land with pedestrianised access only.

The adjoining property of the same style and design is to the east, a parking area with the rear aspect of two storey terraced properties beyond is to the west and the side aspect of a two storey terraced property lies opposite. The area is of medium density with two storey semi-detached and terraced properties of similar age, style and design within the Wecock Farm estate.

The property gained planning permission in 2015 under APP/15/00327 for a similar, though smaller front extension. This permission has now lapsed.

2 Planning History

APP/15/00327 - Erection of single storey extension to front of house.,
PERM,22/05/2015

3 Proposal

Extension of existing front porch to create a larger porch and utility room.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No Comment.

Councillor E Shimbart - Hart Plain

No Comment.

Councillor P Bains - Hart Plain Ward

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: 7

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 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 involve an extension of the existing front porch to

create a larger porch and utility room replacing the existing porch. The proposed front extension would have a width of approximately 5.1 metres, a depth of approximately 2.3 metres and a flat roof with a maximum height of approximately 2.7 metres.

- 7.4 The proposed development would have render to match the existing property with a flat roof. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.5 The proposed extension would be visible from the public realm, however it is not unduly prominent as it would extend slightly further out than the existing front projection therefore it is considered there would not be a detrimental impact on the existing street scene. The development would result in a modest increase to the original footprint of the property and the design and appearance of the proposal is deemed appropriate in context to the main building and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing street scene or the visual amenity of the locality.
- 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 The siting of the proposed extension could be judged to lead to a loss of light to the front ground floor window of the adjoining property at number 28 Curlew Gardens, which is approximately 0.9 metres from the boundary. However, a 45 degree angle test indicates that whilst there would be an impact, it is considered that this would be minimal and not cause a noticeable reduction in light received by this window as demonstrated in the Havant Borough Council Design Guide
- 7.8 There are no windows in the side (eastern) elevation of the development facing number 28 Curlew Gardens, reducing any perception of the proposal causing any overlooking. There would be one window on the side (western) which would face out onto the road. It is deemed that any impact to the properties to the north and west would be minor, due to the aspect of and distance from the application site. It is therefore considered that the proposal would not lead to any overlooking or appear overbearing and would have negligible impact on the property immediately adjacent to the application site and the properties in the surrounding area.
- 7.9 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00994

- 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 - C3412-1

Block Plan - C3412-2 REV B

Proposed Floor Plans and Elevations - C3412-4 REV B

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.