
Site Address:	81 Botley Drive, Havant, PO9 4PL		
Proposal:	Proposed front entrance porch.		
Application No:	APP/20/00796	Expiry Date:	30/10/2020
Applicant:	Mr Munday		
Agent:	Mr Jay	Case Officer:	Joseph Toole
	The Planning Service		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

81 Botley Drive, Havant, is located to the west of Botley Drive. The application site is a two storey terrace property comprising red brick and concrete roof tiles. Vehicular access is on Botley Drive in the form of off street car parking.

The property is located within a residential area with properties of similar design and appearance.

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

APP/49/00228 - for the erection of 76 traditional type houses, UNK, 13/06/1949

3 Proposal

Proposed front entrance 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

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Beryl Francis

No Comment.

Councillor John Davis

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 a front entrance porch following the removal of the existing entrance canopy. The proposed porch would have a width of approximately 3.2 metres, a depth of approximately 1.5 metres and a pitched roof with a height of approximately 3.3 metres.

- 7.4 The proposal would have clay brick stock and tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Although, the proposed development would be visible from the public realm, it is not considered to appear out of keeping with the character of the area due to its size and No.89 Botley Drive also having a front porch along the same terrace.
- 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 the proposed porch would have a door and two windows. This is not considered to overlook any private amenity space with these views being previously established.
- 7.8 Due to the orientation and scale of the proposed development it is not considered to appear overbearing or result in a substantial loss of light to both adjoining neighbouring properties.
- 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00796

- 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 and Proposed Block Plan - P001

Proposed Elevations - P002
Proposed Floor Plans and Section - P004

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.