
Site Address:	41 Wilverley Avenue, Havant, PO9 2LJ		
Proposal:	Single storey front extension to create new porch.		
Application No:	APP/20/00348	Expiry Date:	26/06/2020
Applicant:	Mr A Daniels		
Agent:	Mr D Treagus	Case Officer:	Selina Donophy
	Derek Treagus Associates		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, terrace property located on the south side of Wilverley Avenue, Havant. This property is constructed of red brick, with dark framed windows and a pitched roof and has a front garden with a low boundary brick wall and garden to the rear. To the front of the properties along Wilverley Avenue is a wide grass verge area adjacent to on street parking bays which run parallel to the road.

The streetscene is fairly open in outlook, with properties set in terraced rows with open front gardens and a centralised grass verge.

2 Planning History

None relevant

3 Proposal

Single storey front extension to create new 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)
AL1 (Presumption in Favour of Sustainable Development)

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

None received

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises a porch with a lean to style roof to the front elevation of the property. The porch would project forward from the building line by approximately 2 metres, with a width of 3.5 metres and height of 3.3 metres. It would have a centrally sited door with windows either side and would be adjoined to the porch proposed at no 39 under application reference APP/20/00347 which is sited to the south, with the existing central gap between the properties retained, accessed via a gate. Materials comprise brick and concrete tiles to match existing and upvc window frames.

The street is predominantly similar housing all with slight variations to the front elevations either in fenestration or existing porch extensions to the front. There is already a shallow roof ledge above the property and although the porch would be visible from the public realm it is not judged to have a harmful impact on the character of the area. Additionally the extension proposed to no 39 will mean there is some element of symmetry to the front elevation.

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

- 7.4 Impact on the adjacent properties has been considered and no significant harm has been identified.
- 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.

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/20/00348 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:

20/894/01 location and block plans, proposed floor plans and elevations

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.