

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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
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 incorporates a car port to the front of the property, the addition of a pitched roof to the existing flat roofed porch and light grey weatherboard cladding to the second storey Eastern facade of the property. The porch roof would have plain tiles, as would the proposed car port, located to the South of the property, which would also have a pitched roof. It would have an approximate height of 3.4 metres, a width of 2.6 metres and a depth of 5 metres and would be constructed from timber posts.

The car port would have enough space to fit one vehicle , and there appears to be adequate space to the front of the property to accomodate the structure . The proposed changes would be visible from the highway, although set back by the front driveway. Additionally, the car port would be sited in line with the existing principle elevation line of the propety and the surrounding properties on the street, minimising its visual impact on the streetscene. The porch roof and car port are considered to be in keeping with the existing property and are deemed acceptable within the context of the main property and the surrounding streetscene.

Light grey weatherboard cladding is proposed to the first floor of the property. In regards to the context of the surrounding area, the properties along Westbourne Avenue vary in size and design. In general the dwellings are constructed of brown multibrick, however many of the properties have had external material alterations, notably at no 11, the neighbouring property to the North of no 9, which has grey cladding. Due to the existing variation between dwellings in the street, the proposed cladding is unlikely to appear visually intrusive to the streetscene.

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 The proposed car port would be located approximately 0.5 metres from the boundary shared with no 7 Westbourne Avenue, which is located to the South of no 9. At no 7 there is an existing garage positioned approximately one metre in from the shared front boundary, with a window located on the Northern elevation. This window may be impacted slightly in terms of loss of light, however this is not serving a primary room and there is another window serving the garage on the opposite elevation. Additionally, as the car port structure is proposed on stilts, it is considered the garage would still receive an adequate amount of light.
- 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/19/01041 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:

Location plan received 18.10.2019
5297/2 proposed ground floor plan
5297/3 existing and proposed elevations
5297/500 block plan

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.