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|-----------------|-------------------------------------------|---------------|---------------|
| Site Address:   | 29 Cotwell Avenue, Waterlooville, PO8 9AP |               |               |
| Proposal:       | Front Porch.                              |               |               |
| Application No: | APP/20/00281                              | Expiry Date:  | 29/05/2020    |
| Applicant:      | Mr & Mrs Cleaver                          |               |               |
| Agent:          | Mr M Moyse                                | Case Officer: | Denise Sheath |
|                 | Martin Moyse MRICS                        |               |               |
| Ward:           | Cowplain                                  |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

29 Cotwell Avenue, Waterlooville, is a detached bungalow constructed with brick and cream painted render, with a hung tiled roof. The property benefits from off road parking in the form of a hard standing driveway, there is a small brick wall to the front elevation with brick piers to the driveway entrance, there is currently shrubbery along the northern boundary and an approximately 1m mesh fencing to the southern boundary.

The streetscene consists of bungalows of similar designs and materials, some of which have alterations to the porches at the front of their properties.

## **2 Planning History**

APP/18/01213 - Prior notification for single storey development extending 4.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3.7 metres. - GPDC, 07/01/2019

## **3 Proposal**

Front 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)

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

## **5 Statutory and Non Statutory Consultations**

Not required.

## **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

## **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 proposal is to create a porch to the front of the property this would be placed at the centre of the bungalow attached to the existing bedroom which protrudes out of the front of the property.

7.4 There are many porch alterations along this streetscene and the proposed porch would be in keeping with the area and would not have any adverse effect.

7.5 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

7.6 The neighbouring properties to the rear and north of the application site would not be affected by the proposed development.

7.7 To the front of the proposed development is an area of open land containing trees and green space.

7.8 The neighbouring property to the south is screened by the facing side elevation of

their property, the frontage area of the property and properties along the streetscene are seen from the public realm, therefore there would be no more overlooking than there is as existing. Therefore, the impact on this neighbouring property would be minimal.

- 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/20/00281 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:  
  
Application Form - Received 03 April 2020  
Existing Elevations and Floor Plan - Drawing No. 02- Received 03 April 2020  
Location Plan, Site Plan, Proposed Elevations and Floor Plan - Drawing No. 03 - Received 03 April 2020  
  
**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.