

---

|                 |                                               |               |              |
|-----------------|-----------------------------------------------|---------------|--------------|
| Site Address:   | 18 Charlesworth Drive, Waterlooville, PO7 6AS |               |              |
| Proposal:       | Porch to front elevation.                     |               |              |
| Application No: | APP/20/00020                                  | Expiry Date:  | 05/03/2020   |
| Applicant:      | Mr B Cresswell                                |               |              |
| Agent:          | Mr D P Manns                                  | Case Officer: | Joseph Toole |
|                 | D M Designs                                   |               |              |
| Ward:           | Waterloo                                      |               |              |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site is a modern detached bungalow and detached garage to the rear situated on the corner of the main highway and a cul-de-sac of Charlesworth Drive. It has a brown tiled low pitched roof and elevations of beige render and painted brickwork. There is grass and shrubs to the front and side garden, which is enclosed by a dwarf wall and a 1.8 metre high fence to part of the south western boundary.

The properties adjacent to the application site are detached and semi-detached bungalows of a similar age style and different designs. The surrounding area is of medium density consisting of a range of detached and semi-detached bungalows and two storey terraced dwellings of similar and mixed age, style and designs.

Under reference APP/15/00174 planning permission was obtained for a single storey front extension and section of 1.8 metre boundary wall.

The application site is within Flood Zone 2.

## **2 Planning History**

02/67279/000 - Side and rear extension alterations to porch, conversion of roof space to provide living accommodation., REF,23/10/2002  
03/67279/001 - Side and rear extension, alterations to porch, conversion of roof space to provide living accommodation raising the roof (resubmission)., PERM,12/05/2003  
APP/10/00709 - Single storey side extension and external alterations. Boundary wall to Charlesworth Drive., PERM,29/11/2010  
APP/13/00900 - To extend planning permission APP/10/00709 beyond current time., UNK,  
APP/15/00174 - Single storey front extension and section of 1.8m boundary wall., PERM,01/04/2015

## **3 Proposal**

Porch to front elevation.

## **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 Gwen Robinson**

No Comment.

### **Councillor Mike Seal**

No Comment.

### **Councillor Peter Wade**

No Comment.

### **Engineering/Drainage**

No Comment.

### **Environment Agency**

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: 6

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

(iv) Flooding and Drainage

(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 porch to the front elevation. It would have a low pitched roof. The proposed front porch would have a width of approximately 3.6 metres, a depth of approximately 3.7 metres and a maximum height of 3.2 metres. It would be used as a porch and WC.
- 7.4 The proposed front porch would match the existing property in terms of brickwork and roof tiles. This would be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be subservient to the host dwelling being offset approximately 0.7 metres from the front. It is considered that a porch of this scale is appropriate in terms of the size of the plot and the retained amenity space.
- 7.6 When looking at the character of the area it has been noted that lots of properties within the streetscene have front features. This would be inkeeping with the character of the area.
- 7.7 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

- 7.8 The proposed development would be visible from the public realm on the corner of Charlesworth Drive. On the side elevation there would be a door and glass fascia, with a window on the front elevation. This would not overlook any private amenity space as it would face the front gardens of the properties opposite and the public highway. On the side elevation facing the rear garden the existing back door and windows would be replaced by bi-folding doors. This would not result in any form of overlooking being screened by 1.8 metre high fencing along all boundaries to the rear and side.
- 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.

(iv) Flooding and Drainage

- 7.10 The application site is within Flood Zone 2. The Drainage Engineer and Environment Agency has no comment on the application and the proposal should not increase flooding on the site or elsewhere.

## 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/20/00020

- 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  
Block Plan  
Existing and Proposed Plans - Cresswell 01A Rev A  
  
**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.