
Site Address: 13 Albretia Avenue, Waterloo, PO8 8QS
Proposal: Replacement of existing canopy with new porch on the front elevation.
Application No: APP/19/00947 Expiry Date: 25/11/2019
Applicant: Mr & Mrs Penrose and Young
Agent: Mr Unsted Case Officer: Denise Sheath
Ward: Hart Plain
Site Visit Date: 04/11/2019

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 13 Albretia Avenue, Waterloo, is a two storey semi-detached dwelling constructed with red brick and a hung tiled roof, the property has elements of tile hung cladding to the front elevation. Many of the properties within the streetscene have been altered and extended including porches of varying styles and designs.
- 1.2 The front of the property has a driveway with off road parking, the boundary treatment to the front of the property is a small wall and hedge running along the boundary.

2 Planning History

APP/11/01279 - Reserved matters application relating to access, appearance, landscaping, layout and scale for construction of respite centre with associated car parking and landscaping., PERM, 18/11/2011
APP/13/00531 - Discharge of Conditions No's 11, 12 and 13 of Planning Permission

3 Proposal

Replacement of existing canopy with new porch on the 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
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: 5

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 would be visible from the public realm, the property is set back approximately 7m from Albretia Avenue. Neighbouring properties in the immediate vicinity benefit from similar development and it is considered there would be negligible impact on the existing mixed streetscene. It is considered the scheme would upgrade and enhance the external facade of the property.

7.4 The properties along the streetscene have frontages of different styles and design therefore, the proposal would not be out of keeping with the area.

7.5 The proposed roof canopy would be visible from the public realm and to the neighbouring properties to the east and south, but it is not considered that the addition of a front roof canopy would have a significant impact visually on the character and appearance of the area.

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 The neighbouring properties directly opposite the proposal have a distance of approximately 19m, therefore any impact upon these properties would be minimal.

7.8 Due to the existing building line to the front of the neighbouring property on the west elevation, the proposed porch is considered unlikely to result in any loss of light, overlooking or have an overbearing impact on the neighbouring property to the west.

7.9 The proposed porch and canopy will extend approximately 1.7m from the principal elevation at the front of the property the neighbouring property to the east would be slightly impacted by the canopy, although the slight impact to this neighbouring property would be acceptable.

- 7.10 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/19/00947 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 24 September 2019
Existing Plan and Section - Drawing No. E.01 - Received 30 September 2019
Proposed Plan, Elevations and Site and Block Plans - Drawing No. P.01A - Received 30 September 2019
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.