
Site Address:	1 Trosnant Road, Havant, PO9 3BA		
Proposal:	To provide car port, access ramp and level threshold front door.		
Application No:	APP/18/00682	Expiry Date:	28/08/2018
Applicant:	Miss James		
Agent:	Mr Penn	Case Officer:	Denise Sheath
	Wyvern Partnership LLP		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached brick and cream pebble dashed end of row bungalow with a block paved drive way and access onto Trosnant Road, a brick wall of approximately 50cm in height to the west boundary, an approximately 2m high close boarded wooden fence with concrete bases and poles to the east, west and north boundary enclosing the side/rear garden.

The application site is located on the South side of Trosnant Road. The streetscene is characterised by detached bungalows of similar design and appearance, the entrance to Trosnant Road from Barncroft Way comprises of chalet style type bungalows on the opposite side of the road from the application site.

2 Planning History

APP/15/00153 - Rear/side extension with rooflights to both sides; infill section to front entrance of property and other external alterations; new vehicular access and driveway to front of property. PERM - 16/04/2015

APP/15/00493 - Application for non-material amendment to Planning Permission APP/15/00153 relating to alterations to internals of the property; removal of door to utility room; removal of one rooflight; changing of french doors and window to sliding folding doors to rear of property. PERM - 03/06/2015

3 Proposal

To provide a car port, access ramp and level threshold front door for easier access for the occupiers of the property.

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)

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: 8

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 proposed car port will be a lightweight aluminium structured frame approximately 2.6m in height with a flat roof, the aluminium frame and will be white in colour. The carport will be sited within the northern elevation of the site and would be visible from the public realm and highway. The proposal will be set back approximately 3.5m from the public highway to the northern boundary and 10m from the western boundary. Although the streetscene is symmetrical in design there are other examples of less visually appealing structures visible from the public realm.

7.4 The access ramp will be constructed with concrete and would not be visually detrimental.

- 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 proposal is to be sited to the northern side of the property and therefore it is not considered that its construction would have a detrimental impact on the occupiers of the properties to the east, south and west in terms of overlooking, overbearing or loss of light.
- 7.7 The neighbouring properties to north are set back approximately 12m from the boundary of the application site therefore it is not considered that its construction would have a detrimental impact on the occupiers of these properties in terms of overlooking, overbearing or loss of light.
- 7.8 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00682 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
Existing Floor Plans and Elevations Drawing No. 01A
Proposed Floor Plans and Elevations Drawing No. 02B
Email dated 23.08.18 confirming the colour of the aluminium frame

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.