
Site Address:	85 Inhurst Avenue, Waterloooville, PO7 7QT		
Proposal:	Erection of porch to front elevation.		
Application No:	APP/18/01146	Expiry Date:	04/01/2019
Applicant:	Mr & Mrs Smith		
Agent:	Mr Cole	Case Officer:	Rachel Ballam
	Cole Project Management Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey detached house situated on the southern side of Inhurst Avenue in Waterloooville. The property is constructed from facing brick with areas of painted render, concrete roof tiles and white uPVC fenestration. A large block paved driveway separates the property from the fronting road. The property features an irregular roof comprised of three pitched roof sections of different orientations and scales, with single storey flat roof extensions to the side and rear and a mono-pitched projection to the front of the main house.
- 1.2 Development within the immediate locality is characterised by detached and semi-detached residential dwellings of varying form and scale. Properties in the street present a largely uniform building line relative to the road and are finished in a limited pallet of materials.

2 Planning History

03/58727/000 - Two storey extension to side (east) elevation., PERM,16/02/2004
APP/12/00710 - Single storey rear extension (connecting with existing rear detached outbuilding), following demolition of existing conservatory., PERM,04/10/2012

3 Proposal

- 3.2 The application proposes the erection of a porch to the front of the existing dwelling. The porch would be positioned centrally and would project 2m forward of the front elevation of the main house. The pitched roof of the porch would measure 2.2m above ground level to the eaves and achieve a maximum ridge height of 3.4m above ground level. The porch would be constructed from brick and roof tiles to match those of the existing 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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Comment	Officer Comment

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 porch would be located to the front of the application property where it would be visible within the street scene. The porch would be in-keeping with the existing property in respect of its pitched roof form, external materials and modest scale. The proposal would not have a significant negative impact upon the appearance or character of the existing house.

7.4 The application property, though in line with the neighbouring property to the east, is set back from the road relative to many other properties within the street. The proposed porch would not project forward of the front elevation of the neighbouring building to the

west, which occupies a position relative to the road typical of development within the locality. As such, the projection of the porch forward of the property's existing front elevation would not appear incongruous within the context of the street's strong principle building line.

- 7.5 The design and appearance of the proposal 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 application site or the wider locality.

(iii) Effect on neighbouring properties

- 7.6 In considering the modest scale of the proposed porch and its position relative to the existing house and surrounding development the proposal would not have a significant impact upon the outlook or light of neighbouring properties. The porch would feature ground floor windows facing north, east and west. Owing to the position and spacing to be maintained between the proposed windows and surrounding development, and the intended use of the porch as an entrance way, the proposal would not have a significant negative impact upon the privacy of neighbouring properties.
- 7.7 Consequently, it is considered that the proposal would have limited and acceptable impact upon the amenities of 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/18/01146

(A)

(B) 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
Proposed Block Plan
Existing and Proposed Ground Floor Plans

Existing and Proposed Elevations

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.