
Site Address:	35 Foxcott Grove, Havant, PO9 5BX		
Proposal:	Front porch.		
Application No:	APP/18/00663	Expiry Date:	23/08/2018
Applicant:	Mr & Mrs Edney		
Agent:	Mr Mallen	Case Officer:	Denise Sheath
	Thorns-Young Ltd.		
Ward:	Battins		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site is a two storey end of terrace property with red brickwork and hung tiled roof. 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 east and west of the property are brick walls approximately 1m in height.

2 Planning History

None

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

Developer Services, Southern Water

The exact position of the public sewers within the site must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations to be taken down 150mm below the invert level.
3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
4. Replacement work to be carried out in approved material (not PVCu).
5. No internal public manhole.

The works will be subject to approval under The Building Regulations

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connections to the public foul and surface water sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

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: 2

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 materials are to match those used on the original dwellinghouse and therefore the proposal is deemed appropriate in context to the main building and is

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

- 7.4 The front extension will be set approximately 3.15m from the neighbouring property to the east (No. 33). A small window and door are proposed to be inserted into east side elevation of the front extension. There will be no loss of light to the neighbouring property.
- 7.5 The front extension will be set approximately 1.5m from the neighbouring property to the west (No. 37). Windows are proposed to be inserted into the north and west elevation of the front extension. Confirmation has been received from agent with regard to the windows within the front extension being obscure glazed retaining the privacy to this neighbouring property.
- 7.6 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/18/00663 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form
Confirmation form agent regarding obscure glazing received 15.08.18
Location Plan
Block Plan

Existing and Proposed Elevations and Floor Plans Drawing No. 2096.18

Reason: - To ensure provision of a satisfactory development.