
Site Address:	39 Kingsworthy Road, Havant, PO9 2BJ		
Proposal:	Proposed front porch.		
Application No:	APP/18/00495	Expiry Date:	03/08/2018
Applicant:	Mr & Mrs Allen		
Agent:	Mr Foyster	Case Officer:	Karen Wooden
	Job Worth Doing Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey mid terrace property with rendered elevations and a hung tiled roof. The property is one of three terraces set back from the main highway, which front a hardsurfaced communal parking area that was originally a green communal space typically found within the local vicinity. Many of the properties within the terraces have been altered and extended, including porches of varying styles and designs.
- 1.2 The front of the property has been hardsurfaced to provide curtilage parking.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Proposed 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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations were required for this application.

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 porch is to be constructed of brickwork to match the porch of the neighbouring property (41 Kingsworthy Road). It is considered that the design of the porch is appropriate in context with the existing streetscene and will have no adverse impact on the character of the area.

7.4 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

7.5 The proposed porch includes windows to the front (south west) and side (north west) elevations. These windows will overlook the communal car parking area and the front garden of the application site, towards the front garden of No. 37. These areas are all currently readily visible to the public, and it is not considered that the proposal would cause any significant overlooking.

7.6 The porch is to be located on the north eastern boundary line. The neighbouring property to the north east has an existing porch which projects further than the proposal. A separation gap of approximately 3.5m will be retained between the proposal and the neighbouring property to the south west. It is therefore not considered that the proposal would appear overbearing or lead to a loss of light, 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/18/00495 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 - received 10.05.18
Block plan - received 10.05.18
Photograph - received 10.05.18
Proposed front elevation - received 10.05.18
Proposed roof plan - received 10.05.18
Proposed side elevations - received 10.05.18
Proposed floor plan - received 10.05.18
Existing front elevation - received 10.05.18
Existing side elevations - received 10.05.18
Existing roof plan - received 10.05.18
Email from agent confirming materials - received 02.08.18
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.