
Site Address:	57 Stakes Hill Road, Waterloooville, PO7 7LD		
Proposal:	Provision of a front porch.		
Application No:	APP/17/01138	Expiry Date:	18/12/2017
Applicant:	Mr McEwan		
Agent:	Mr Marshall	Case Officer:	Karen Wooden
	Ian Marshall		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached house located to the northern side of Stakes Hill Road and to the south of Waterloooville Town Centre.
- 1.2 The property has brick and render elevations, and a hung tiled pitched roof. The property is set back from the highway with a gravel driveway which accommodates several cars.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 Provision of a 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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection, the proposed porch will not impact the off site trees.

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 proposed porch extend 1m from the principle elevation of the host dwelling, and will be set approximately 8m back from the highway. The materials to be used are to be of a similar appearance to those of the original house. The streetscene of Stakes Hill Road is varied with properties of differing styles and designs.

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 will include glazing to the north west, south west and south east elevations. The south western side of the porch is to be set approximately 3.6m back from the boundary with No. 55 Stakes Hill Road. Due to the staggered line of the front boundary, no more than 250mm of glazing will be visible from this neighbouring house.

7.6 The property to the south east of the application site (No. 59 Stakes Hill Road) is sited approximately 3m from the proposed porch. The front building line of this neighbouring property is in excess of 2m further back from the highway.

- 7.5 It is considered that the proposal will not be 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/17/01138 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 23.10.17
Block plan - received 23.10.17
Existing and proposed floor plans and elevations (Rev A) - received 23.10.17

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.