

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 will only be visible from Salvia Close, and not from the wider locality. The materials to be used are to be similar to those used on the original dwellinghouse to reduce the visual impact on the character of the area.

7.4 The property is semi detached with No. 2 Salvia Close and although similar in style, the two properties have been made individual by means of differing fenestration. The application site also has solar panels attached to the front roofslope.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and the properties within close proximity, 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 proposed porch will extend no more than 1.6m from the main dwellinghouse. The location of the front door is to be on the south western side. It will be sited approximately 3m from the boundary with the property to the south west (No. 2 Salvia Close), and therefore is not considered to cause any significant impact on light or loss of privacy to the owners of this neighbouring dwelling.

7.7 There are no windows proposed to the north east of the porch and with a separation gap of approximately 6m between the application site and the property to the north east (No. 5 Salvia Close) it is not considered that the porch will cause any significant harm on the occupiers of this neighbouring dwelling.

7.8 The car parking area for Salvia Close is between the application site and the property to the south east.

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/17/00859 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 03.08.17
Block plan - received 03.08.17
Existing and proposed plan (Rev B) - received 17.08.17

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.