
Site Address:	73 Wakefords Way, Havant, PO9 5JN		
Proposal:	Replacement front porch, installation of canopy roof and alterations to existing lean-to.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00894	Expiry Date:	08/02/2024
Applicant:	Mr Piesik		
Agent:	Mr Steve Walker	Case Officer:	Robert Riley
	Parkers Design		
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two-storey semi-detached dwellinghouse located in Havant. The application site contains a porch and a paved front driveway to the front of the application site fronting onto Wakeford's Way, to the rear of the application site, is a garden. The application site's materials feature yellow brickwork to form its external walls with brown concrete tiles in a pitched gable design to form the roof.
- 1.2 The application site, is in an area that could be described as both residential and urban with the character of the road featuring two-storey terraced yellow brickwork designed houses in evidence.

2 Planning History

APP/22/00410 - BUILD NEW PORCH; - NEW PORCH IS GOING TO BE 330CM WIDE AND 180 LONG, LOCATED ON PLACE WHERE EXISTING PORCH IS. ROOF ABOVE PORCH IS GOING TO BE EXTENDED TO THE LENGTH OF EXISTING BUILDING. BRICKS USED WILL MATCH EXISTING HOUSE, SAME WITH ROOF TILES. FOOTINGS 500X500, INSULATED FLOOR 100MM, ROOF INSULATED 150MM, WALLS INSULATED 70MM, WALLS CAVITY 100MM, RAIN WATER WILL BE CONNECTED TO EXISTING CONNECTIONS. NEW COMPOSITE DOORS GOING TO BE FITTED, EXISTING WILL BE REMOVED, PORCH AND LOUNGE WILL CREATE OPEN AREA, NO WINDOWS., - Withdrawn

3 Proposal

The proposal to the application site involves two elements:

- Replacement front porch which would have a width of approximately 3.3 metres, a depth of approximately 2 metres and a proposed maximum height of 3.1 metres.
- Canopy roof with a depth of approximately 1 metre which would adjoin with replacement front porch and alterations to the lean-to.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comment received

Councillor Richard Stone

No comment received

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: 10

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 works would involve installing a canopy roof and a replacement front porch with a composite door to replace the existing pvc wooden frame door.
- 7.4 The works would also involve alterations to the existing lean-to.
- 7.5 The proposed works would feature brickwork and roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.6 The proposal would be visible from the street scene. The proposed porch would extend beyond the front elevation by approximately 2 metres which would be approximately 1.4 metres more than the existing porch which has a depth of approximately 0.6 metres. However, on the site visit, it was ascertained that Nos 67 and 69 Wakefords Way have front porches of a similar scale to the works proposed for No.73 Wakefords Way. Regarding the porches of nearby properties, the works are not deemed to contrast against the existing character of the area. The canopy roof would also be visible on the street scene but is considered to be acceptable due to its modest scale. The works to the lean-to are considered modest and visually inobtrusive upon the main dwelling and are considered acceptable.
- 7.7 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

- 7.8 To the northwest and southeast sides of the application site are properties at No 71 and No 75 Wakefords Way. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature of the works, overlooking is not proposed to be increased. Furthermore, due to the modest changes to the lean-to, this aspect of the works is not considered to impact the neighbours.

No.71 Wakeford's Way

- 7.9 The proposed porch would increase the width of the porch from approximately 1.8 metres to approximately 2.8 metres this is considered to not impact No.71. The proposed height of the replacement porch, is proposed to increase from a maximum height of approximately 2.6 metres to a maximum height of 3.1 metres, this is considered acceptable as it is similar in scale to the existing porch. The proposed depth of the porch would increase by approximately 1.3 metres from the existing 0.8 metres to approximately 2.1 metres. This is considered to have a limited but acceptable increase in scale and overshadowing upon No.71 with regards to the proposed small scale of these works.

No. 75 Wakeford's Way

- 7.10 The proposed porch would increase the width of the porch from approximately 1.8 metres to approximately 2.8 metres, bringing it approximately one metre closer to the common boundary between the properties, this is considered acceptable as there would be a sufficient separation distance of approximately 10.4 metres between the proposed porch and No.75. The proposed height of the replacement porch, is proposed to rise from a maximum height of approximately 2.6 metres to a maximum height of approximately 3.1 metres, this is not considered to affect No.75. The proposed depth of the porch would increase approximately 1.3 metres from the existing 0.8 metres to approximately 2.1 metres. This is additionally considered acceptable regarding to the modest scale of the proposed works and the separation distance of the porch and No.75.
- 7.11 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.

(iv) Parking

- 7.12 Due to the reduction in available parking space of the existing dwelling it is considered important to assess parking issues for this application. The agents for the application showed plans showing that parking would not accord with the parking SPD. However, on a site visit, it was noted that it would be possible to likely be able to fit two smaller cars on the driveway. Furthermore, it was noted that there was adequate on-street parking on the site visit. With regards to this, the proposed parking arrangements are not considered to have severe impacts on the locality and are considered acceptable.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00894

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:

Drawing Number: P0: AMENDED LOCATION PLAN/ SITE PLAN/ PARKING

PLAN

Drawing Number: P1: AMENDED FLOOR PLANS

Drawing Number: P3: AMENDED ELEVATIONS

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.