
Site Address:	16 Park Road, Purbrook, Waterlooville, PO7 5ES		
Proposal:	Single storey front porch.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00747	Expiry Date:	27/12/2023
Applicant:	Mr J Muszczynski		
Agent:	Mr D Brown	Case Officer:	Ikrame Essalih
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 16 Park Road, Waterlooville is a two storey semi-detached dwellinghouse with fully rendered elevations in white colour and dark grey timber cladding at the first floor level on the front, rear and side elevations. The property main roof is a brown tile hipped roof while a single storey side part of the building is topped with a flat roof. To the front of the property, a paved area allowing for at least three car parking spaces. The front boundary is defined by a brick wall with low height pillars allowing for an open vehicular and pedestrian access to the property.
- 1.2 The property is located on the south side of Park Road and the surrounding area is predominantly residential with properties of similar design and heights and varied finish materials on elevations.

2 Planning History

APP/23/00275 - Single storey rear extension., WD,04/09/2023

3 Proposal

The proposal involves the erection of a single storey front porch with pitched roof at the main elevation facing north and fronting Park Road.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

No comments received.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing surface water sewer within the development site.

- The 600 mm diameter surface water sewer requires a clearance of 3.5 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3.5 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer

- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Officer Comment: An informative is attached to the decision.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	N/A

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 proposal consists of the construction of a single storey front porch at the north main elevation facing Park Road. The porch would be protruding from the main elevation by 1.97 metres with a width of approximately 3.03 metres, an eaves height of approximately 2.8 metres and a total height of approximately 3.545 metres. The new structure would have a tiled gable style pitched roof with a double glazed panel to the front elevation, while all elevations would be rendered. The existing front door would be retained, and all construction and finish materials, including render and tiles, would be matching the existing ones in the main dwellinghouse. These works are considered in keeping with the character of the main dwellinghouse.

- 7.4 In comparison to the original property and construction features withing the streetscene, it is noted that the proposed porch would be of a modest size and height which is considered appropriate for purpose, not dominating the front elevation or the existing form of the main dwellinghouse and of a high-quality design concurring with Havant Borough Design Guide SPD recommendations.
- 7.5 Furthermore, considering the existing staggered front building line and the dwellinghouse's main elevation being sufficiently set back in comparison to the immediate neighbouring properties, it is deemed that though the proposed porch would be visible from the public realm, as it situated on and comprises the principal elevation, the proposal would not result in an adverse impact on the streetscene and would not be out of context of the area. It is noted that similar pitched roof side front extensions and porches are existing within the streetscene.
- 7.6 The design, the mass and appearance of the proposed porch is deemed appropriate in context to the main house and the character of the area 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

- 7.7 The proposed porch would be located at the front elevation of the property, closer to the west side, maintaining approximately 9.85 metres to the front boundary. The porch would comprise a front door, upper pentagonal window and no side windows. Due to the set back position, the height and the scale of the proposal, it is considered that the resulting visual impact on the residential amenities facing the application site would be limited and acceptable.
- 7.8 To the west side, property at No. 92 Serpentine Road would be the closest to the proposed development. The porch would be set by approximately 2.77 metres from the west boundary line shared with the neighbouring property. To the east side, the porch would be positioned at approximately 4.2 metres from the east side boundary where property No 18 Park Road is located. Considering that there would be no side windows and by dint of the design and scale of the proposed front extension, the existing west side 1.7 metres fence as well as the separating distance of approximately 3.8 metres between the proposal and the western neighbouring side elevation, it is considered that the proposal would not result in an adverse impact of overshadowing, overbearing, loss of daylight or outlook to the adjacent properties on the west and east sides.
- 7.9 By dint of its location, the proposed porch would be screened from the neighbouring properties at the rear of the application site. Therefore, it is considered that there wouldn't be any impact received by these properties.
- 7.10 Considering the above, the proposed development is deemed to be of an appropriate design and scale, does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and form of the proposed front porch are considered appropriate in terms of design and planning and would have limited and acceptable impact on the character of the area and the neighbouring amenities and is therefore recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00747, 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:

HEM23-09-1C	Amended Location Plan
HEM23-09-2A	Amended Block Plan
HEM23-09-4C	Amended Floor Plans and Elevations

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.