
Site Address: 17 Mengham Avenue, Hayling Island, PO11 9JB
Proposal: Erection of an enclosed front porch extension. Extension of existing canopy roof to join up with proposed front porch roof.
Application Type: Full Planning Permission
Application No: APP/24/00166 Expiry Date: 01/05/2024
Applicant: Mr Belton-Lang
Agent: Case Officer: Robert Riley
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two-storey semi detached dwelling located in Hayling Island on the eastern side of Mengham Avenue. It features a modest front extension and paved garden in front of its principal elevation, with an approximate 19 metre long paved driveway to the side. To the rear of the application site is a garden. The property's materials feature red clay tiles on a pitched gable roof and rendered brickwork to form the external walls.
- 1.2 The application site is in an area that could be considered both urban and residential with the character of the road featuring semi detached dwellings with brickwork and render features in evidence

2 Planning History

APP/15/00302 - Construction of detached garage to rear garden., PERM,22/05/2015

3 Proposal

There are two elements to the proposal to the application site:

- Erection of an enclosed front porch extension with an approximate maximum height of 3.4 metres, a proposed depth of approximately 1.7 metres and a proposed width of approximately 2.2 metres.
- Extension of canopy roof to join up with front porch extension roof.

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 Leah Turner - Hayling East

No comment received

Councillor Mark Coates

No comment received

Councillor R Raines - Hayling East

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: 7

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

Character and the streetscene.

- 7.3 Regarding the impact upon the character and streetscene of the road of the works, it is noted that there are porches featured on No.27 and No.23 of a smaller scale. Though the proposed porch would be larger than the others featured on the road, it is considered that due to other modest porches and modest front extensions that it would not harm the character of the street and appear too unduly prominent. Furthermore, though the works would contrast against the building line that is established on the street, due to the proposed modest depth, width and bulk, this is considered an acceptable impact upon the streetscene.

Materials

- 7.4 The works would feature the same materials as the dwellinghouse, this is considered acceptable.
- 7.5 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

- 7.6 Due to the location of the proposed works and as the proposed fenestration would face the public realm, it is considered that properties to the front and rear of this dwelling would feature limited and acceptable impacts. Furthermore due to the limited depth, width and fenestration levels it is considered that there would be an acceptable impact upon Nos 15 and 19.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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.

Parking

- 7.8 Due to works nearby to the dwelling's driveway, parking was assessed during the application. The applicant provided a parking plan showing that sufficient space was on the driveway and officers are satisfied that the works would have an acceptable impact upon parking of the locality.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00166 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: DWG 001:EXISTING AND PROPOSED ELEVATIONS
LOCATION PLAN
BLOCK PLAN

Drawing Number: DWG 002: EXISTING AND PROPOSED GROUND FLOOR
PLAN

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.