
Site Address: Copsford, Park Crescent, Emsworth, PO10 7NT
Proposal: Front single storey porch extension and extension to existing driveway to provide additional parking space.
Application Type: Full Planning Permission
Application No: APP/22/01004 Expiry Date: 13/12/2022
Applicant: Mr & Mrs Gosling
Agent: Mr Farrer Case Officer: Denise Sheath
 MF Designs Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

Copsford, Park Crescent, Emsworth, is a two storey detached dwelling, constructed with red brick with a white render external finish to the south eastern front elevation, the property has a hardstanding to the front leading to the integral garage and existing front entrance. The front boundary treatment consists of an approximately 0.5m wooden fence with a laid to lawn area and shrubbery to the south western frontage with 1.8m fencing enclosing the side garden area.

2 Planning History

06/71731/000 - Single storey rear extension. PERM,30/10/2006

3 Proposal

Front single storey porch extension and extension to existing driveway to provide additional parking space.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

It is noted however that the alignment of the proposed parking spaces is slightly skewed providing a slightly constrained manoeuvre into and out of the space. If the existing parking space was however moved further to the right then more space would be available for the second car to manoeuvre, reducing the constraints as shown.

Southern Gas Network

No comments received - a Southern Gas Advisory informative has been placed upon 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: 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 proposal is for the erection of a porch area to the front of the property. The proposed porch would have a depth of 1.77m from the existing set back front entrance and would protrude 0.45m further from the existing protruding front elevation. The porch would have a width of 3.25m, an eaves height of 2.5m with a maximum roof height of 3.6m, the materials proposed include plain tiles to the roof and a white render finish to the elevations, these materials would be in keeping with the existing materials of the main dwellinghouse and would not have a detrimental impact upon the character of the property or the visual amenities of the streetscene.
- 7.4 The other element of the proposal is to extend the existing hardstanding to the front of the property to allow for an extra parking space. The agent provided an amended design to the position of the parking space to comply with the comment received from the Highways Authority with regard to the manoeuvrability of the vehicles in and out of the second parking space. It is not considered that the extension of the driveway would have a detrimental impact upon the character or visual amenity of the streetscene and is therefore 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 position of the proposed porch and its distance from the neighbouring properties to the east, west and south it is not considered that the proposal would have a negative impact upon these neighbouring properties and any impact would be considered minimal and acceptable.
- 7.7 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01004 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:

Application Form - Received 24 October 2022

Location and Block Plan - Received 24 October 2022

Existing Elevations and Floor Plan - Drawing No. 3306 EX01 - Received 24 October 2022

Proposed Floor Plans and Elevations - Drawing No. 3306 P01_A - Received 24 November 2022

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.