
Site Address:	49 Dockenfield Close, Havant, PO9 3ST		
Proposal:	Erection of a rear orangery and front porch.		
Application No:	APP/21/01333	Expiry Date:	17/01/2022
Applicant:	Mr & Mrs Collins		
Agent:	Mr Nahid	Case Officer:	Selina Donophy
	Crofton HIC		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the west side of Dockenfield Close, Havant. This property has a pitched roof with elevations formed from brickwork - to the south side is a detached outbuilding . The property is set back from the road with a front garden and fencing forming the front boundary. The surrounding area is residential in character.

2 Planning History

APP/19/00092 - Non material amendment relating to internal layout alterations.,
PERM,26/02/2019

3 Proposal

Erection of a rear orangery and front porch.

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)

Submission Version Havant Local Plan
E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Councillor Pamela Crellin - Barncroft

No comment

Councillor Yvonne Weeks - Barncroft

No comment

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 This proposal comprises an orangery located to the rear of the property and a porch to the front elevation following removal of the existing porch. The proposed orangery would have dimensions of approximately 7.4 metres width, 3.4 metres depth and 2.6 metres height - proposed materials include facing brickwork to match existing and glass to the raised lantern roof light of the orangery. Also proposed is a front porch which would have a pitched roof and dimensions of approximately 2.9 metres width, 1.45 metres depth and 3.3 metres to ridge height, 2.5 metres to eaves height.
- 7.4 The proposed extension is considered to be in keeping with the host dwelling in terms of scale and appearance, the extension could be accommodated within the plot size without resulting in over development and would not be a widely visible from the public realm. The proposed porch is also considered to be an acceptable addition, the dwelling is already set back from the road and there are many other examples of porches of similar design in the immediate area.
- 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 To the north of the application site is no 51 which is the attached property. There is a lounge window sited fairly close to the shared boundary with no 49, and there is some concern in terms of potential increased overshadowing to this window as the proposed extension looks to breach the 45 degree line taken from the mid point of the nearest window (in this case the lounge) which is used as a measure for overshadowing as specified in the Havant Borough Design Guide. The proposed extension appears to cut through the mid point of the window at around 60 degrees. The extension location to the south would go some way in increasing the impact also. Notwithstanding this, there have been no objections made by neighbouring property owners in regards to this application and therefore a proposal larger in scale than this could be permitted under a prior approval application. The applicant has expressed this as a fallback position as opposed to reducing the depth of the proposed extension. The proposal is also flat roofed (with lantern lights) and single storey which reduces impacts. With this in mind it is considered a refusal could not be justified.
- 7.7 To the south of the application site is no 47A which is sited at an angle away from no 49. The extension would not result in any harm to the amenity of this property.
- 7.8 To the rear (west) of the application site is the side elevation of no 28 Winchfield Crescent. The proposed orangery is not considered to result in any overlooking, overshadowing or overbearing impact to this property.
- 7.9 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/21/01333 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:

Block plan uploaded on the 6.01.2021

Location plan uploaded on the 06.01.2021

Proposed elevations and ground floor plan uploaded on the 06.01.2021

Proposed front elevation uploaded on the 06.01.2021

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.