
Site Address:	20 Greenfield Crescent, Waterloooville, PO8 9EH		
Proposal:	Erection of canopy over driveway.		
Application No:	APP/16/00410	Expiry Date:	29/07/2016
Applicant:	Mr T Morling		
Agent:	Miss Davidson	Case Officer:	Emma Chisnall
	123v plc		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Greenfield Crescent is a detached bungalow with a front forward elevation to the east, leaving the west side elevation with space to the front to accommodate a driveway the length of the front curtilage boundary. No 20 is constructed of a mixture of brown and red brick with tile hanging for the walls with a concrete tiled roof. There is space onsite at No 20 to accommodate approximately three cars on the driveway as well as an additional space from the built in garage to the west. The space to the front of the forward elevation is lawn and the boundary around the front of the dwelling is low brick wall which makes No 20 appear open and easily viewable from the streetscene.

The dwelling is located on a hill running from east to west as well as north to south and all the dwellings along Greenfield Crescent appear in a uniform design and size.

2 Planning History

None relevant

3 Proposal

Erection of canopy over driveway.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

The canopy proposed to the side of No 20 is considered to have an acceptable impact to the character of the area.

Along Greenfield Road there are many other examples of similar development so it is considered that No 20 would not look out of place from having a canopy and this would also not set a precedent for this type of development within Greenfield Road.

The design of the canopy is considered acceptable and would consist of three canopy posts being erected with a thin flat canopy roof entirely within the curtilage of No 20. The canopy width would not exceed the existing side elevation and it would be set back from the forward front extension meaning it would only occupy a small area of the amenity space. It is considered the development would not cause a negative impact to that character of No 20 nor the streetscene of Greenfield Road.

(iii) Impact upon residential amenity

Due to the size, scale and position of the development it is considered the proposed works would not cause harm to the amenity levels of No 20 nor any other neighbouring dwelling.

8 Conclusion

The proposed canopy development should impact the residential amenity of neighbouring dwelling minimally and have a moderate impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00410 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Received 19.04.2016

Block Plan: Received 19.04.2016

Roof Plan: Received 19.04.2016

Elevations as Existing: Received 19.04.2016

Elevations as Proposed: Received 19.04.2016

Reason: - To ensure provision of a satisfactory development.