
Site Address:	61 Church Road, Hayling Island, PO11 0NR		
Proposal:	Erection of a single storey front porch extension		
Application No:	APP/16/00619	Expiry Date:	10/08/2016
Applicant:	Mr Gilmartin		
Agent:	Mr Fryer	Case Officer:	Karen Wooden
	Everglaze Window Solutions		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached house located on the west side of Church Road in Hayling Island. The property consists of cream rendered walls with small elements of brick and hung tiles to the door and windows. The roof is hipped with brown hung tiles.
- 1.2 The property to the south of the application site (59 Church Road) is very similar in size and style but already benefits from a front porch.
- 1.3 The streetscene within close proximity to the site is detached properties varying in size and styles.

2 Planning History

08/57380/000 - Two story rear extension., PERM, 17/04/2008

3 Proposal

- 3.1 The proposal is for the construction of a front porch measuring 1.8m in depth, 2.6m in width, and with a maximum height of 2.9m. The porch will be constructed of brick, with a pitched tiled roof and uPVC door and windows in Oak finish.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees required for this application

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: 3

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 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 streetscene

7.3 Although the proposed porch will be visible from the streetscene, it is not considered that this will have a negative affect as the design and appearance will be appropriate in context to the existing building. The design is also similar to that of the porch to the property to the south. Therefore the proposal complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

7.4 No objections have been received in relation to the application. The proposed porch will be located 6m from the boundary of the property to the north (63 Church Road), and therefore will have no detrimental affect on the occupiers of this house. Although the proposal will be less than two metres from the curtilage of the property to the south (59 Church Road), a gap of over 10m will be retained between the entrances to the properties, and therefore the porch have no impact on the neighbouring properties in terms of overshadowing or overlooking, and will comply with policy CS16 of the Havant Borough Core Strategy 2011

8 Conclusion

8.1 The scale, siting and design of the porch is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00619 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 - 00127336-6649AD

Block plan - 0127335-CEFC7E

Existing and proposed ground floor plan - received 15.06.16

Existing and proposed elevations - received 15.06.16

Existing and proposed side (right) elevation - received 15.06.16

Existing and proposed side (left) elevation - received 15.06.16

Reason: - To ensure provision of a satisfactory development.