
Site Address:	Dolphins, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Replacement front porch.		
Application No:	APP/16/00401	Expiry Date:	13/06/2016
Applicant:	Mr Johns		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey detached dwelling of a traditional design, with brick built elevations and a shallow pitched roof with a forward gable projection including a front first floor balcony. The property benefits from coastal views, facing north-west onto open land between Marine Walk and the Harbour.

The property is set back from the road by approximately 10m with hardsurfacing for parking for 3 vehicles and a large front garden area laid to lawn. The location of the dwelling is on a curve in the road with the dwelling slightly staggered in position relative to its immediate neighbours.

The area is residential in nature with a medium density of dwellings of varying sizes, style and design adjacent to the site and to all boundaries.

2 Planning History

06/60793/000 - Two storey rear extension. , REF,08/01/2007

07/60793/001 - Rear single storey extension and conservatory. (Revised application)., PERM,30/04/2007

APP/15/00246 - First floor extension over replacement side extension, PERM,22/04/2015

3 Proposal

This application is for a replacement porch to the front projection measuring 1.9 metres in length and 2.8 metres in height.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not 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

Summary: 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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to Development Control Criteria.

(ii) Impact upon the streetscene

The proposal has been designed so that it is suitably subservient to the main dwelling and set back a significant distance from the highway. On this basis it is not considered that the proposal would result in any adverse impact on the character of the streetscene or the visual amenity of the locality.

It is considered that the development will enhance the character and appearance of the area and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy and Design Guidance.

(iii) Impact upon residential amenity

The property benefits from a large plot and it is considered that there is sufficient distance between both adjacent neighbours. The development has also been designed so that it is set back a considerable distance from the highway as to not result in any detrimental impact to the residential amenity through the loss of light, privacy or overlooking. As a result the development is considered to be in accordance with Policy CS16 of the Havant Borough Council.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00401 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:

Site/location plan- received 18th April 2016

Existing ground floor plan- received 18th April 2016

Proposed ground floor plan- received 18th April 2016

Existing and proposed elevations- received 18th April 2016

Reason: - To ensure provision of a satisfactory development.