
Site Address:	42 Elizabeth Road, Waterloooville, PO7 7DN		
Proposal:	Proposed front porch.		
Application No:	APP/21/00269	Expiry Date:	18/06/2021
Applicant:	Mr Waddon	Case Officer:	Selina Donophy
Agent:			
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, terraced dwellinghouse located on the west side of Elizabeth Road, Waterloooville. This property has a pitched roof with hanging tile and brickwork to the elevations. The site forms an open boundary to the road, with parking space for 2 vehicles towards the front of the site.

The area is residential in character, with a notable feature of the area being wide grass verges and mature trees adjacent to the highway.

2 Planning History

None relevant

3 Proposal

Proposed 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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

No comment

Developer Services, Southern Water

Southern Water shall have no objections to the proposed porch.

Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer within the development site. The exact position of the public assets must be determined on site by the applicant.

Please note:

- The public surface water sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.
- No new development or new tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No new soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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

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 a porch to the front elevation of the property which would have a hipped style roof with a door and window to the front and slitted window on the side. The elevations would be formed from brickwork with tiles to the roof. The porch itself would be modest in scale and appearance and is not judged to disrupt the streetscene particularly as there are other examples of porches of similar design in the immediate vicinity.

7.4 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

7.4 The proposed porch is not judged to result in any harm to neighbouring amenity, in terms of overshadowing, overlooking or overbearing impact.

7.5 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 locality and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00269 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 uploaded on the 26.03.2021
Proposed block plan uploaded on the 23.03.2021
Location plan uploaded on the 26.03.2021
04 Proposed plans and elevations
05 Proposed ground floor plan
06 Proposed elevations

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.