
Site Address:	1 Danbury Court, Emsworth, PO10 7RD		
Proposal:	Replacement large front porch.		
Application No:	APP/16/00790	Expiry Date:	11/10/2016
Applicant:	Mr & Mrs Todd		
Agent:		Case Officer:	Karen Wooden
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey brick built detached dwelling, located on the corner of Danbury Court and Westbourne Avenue in Emsworth. To the rear of the property is a garage and off road parking.
- 1.2 The property currently has a flat roof porch facing onto Danbury Court.

2 Planning History

10/74320/000 - Tree works., UNK,

3 Proposal

Removal of existing flat roof porch which extends 1.3m from the dwellinghouse, has a width of 2.2m and a height of 2.4m and replacement with larger pitch roofed porch which will extend 1.7m, have a width of 2.9m and the height will be 3.7m.

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 consultations 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: 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 streetscene
- (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 streetscene

The existing porch is flat roofed, with 1m of brick from the ground floor and approximately 1.4m of glazing to the north and east elevations and the entrance door to the west. The proposed porch will be relocating the door from the west elevation to the north, with brick and glazed windows to the east and west. It is not considered that the increase in size and alterations to the door and roof would cause a detriment to the streetscene, which is varied with a mix of dwellings of differing styles and ages, and therefore complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The location of the porch is in excess of 35m from the properties to the east and west, and to the north of the site, the closest property is in excess of 10m from the proposed porch, and therefore it is considered that this proposal will cause no harm to the occupiers of the neighbouring properties in terms of overlooking or overshadowing, and therefore complies with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 It is considered that the porch would not cause any unacceptable harm to the character and appearance of the area or neighbour amenity and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00790 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 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 02/08/16

Block plan - received 02/08/16

Existing and proposed elevations - received 02/08/16

Reason: - To ensure provision of a satisfactory development.