Site Address:	44 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	New Porch.		
Application No:	APP/15/01260	Expiry Date:	30/12/2015
Applicant:	Mr McCauley	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site address is an extended two storey semi-detached dwelling located in a residential area of Emsworth. The dwelling currently has a uPVC and glass porch with a flat roof.

2 Planning History

04/66345/000 - Two storey side extension. Permitted 28/04/2004.

3 Proposal

Removal of existing glass porch and construction of a larger brick built porch with a pitched roof.

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

Building Control, (Fire Access Consultation)
Application is exempt from Building Regulations as door remains in existing opening.

Southern Water

No objection for the proposal.

Please note:

- No future works parallel to the sewer within 500mm
- No new soakaways should be located within 5m of a public sewer
- No new tree planting should be located within 3m either side of the centreline of the public sewer

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.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

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 proposed porch will protrude approximately 1m further from the original dwellinghouse than the existing porch, and the proposed height is an increase of approximately 0.6m. The proposed dimensions fall within the criteria of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed materials are to match the existing dwellinghouse which will be more aesthetically pleasing from the perspective of the streetscene. It is therefore considered that the porch will meet the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

The proposed porch will be located 4.5m from the boundary with No. 46 Bosmere Gardens and approximately 10m from the boundary with No. 42 Bosmere Gardens, and therefore will have a negligible impact on neighbouring properties. No objection letters have been received in relation to this application. The increase in size from the existing porch will still be within Permitted Development rights. It is considered that the porch will meet the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

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

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01260

(A) subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

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

Existing Site Location Plan - Received 06.11.15
Proposed Site Location Plan - Received 06.11.15
Existing Block Plan - Received 06.11.15
Proposed Block Plan - Received 06.11.15
Section, Floor and Roof Plan - Received 06.11.15
Existing Elevations - Received 06.11.15
Proposed Elevations - Received 06.11.15

Reason: - To ensure provision of a satisfactory development.