
Site Address:	7 Earnley Road, Hayling Island, PO11 9SU		
Proposal:	Infill to form enclosed front porch.		
Application No:	APP/15/00658	Expiry Date:	10/08/2015
Applicant:	Mr Childs	Team:	Team 1
Agent:	Mr Bullen	Case Officer:	Karen Wooden
	Plum Architects Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises of a two storey dormer style detached dwelling constructed of brick and cladding, with a tiled pitched roof, set with unusually low front eaves. The roof sweeps down over an integral garage and an open porch area.

The property is located on the northern side of Earnley Road, which is characterised by similar style detached two storey dwellings.

Planning permission is required as the proposal exceeds the 'Permitted Development' allowance of 3 metres squared.

The site is in Flood Zone 3. However, as the current proposal is effectively enclosing existing floorspace, this is not considered to be an issue in this case.

2 Planning History

No previous history

3 Proposal

Infill to form enclosed front porch

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

Southern Water - No comments received

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

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

- (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 proposal is to infill the current open porch, with no increase in dimensions. The materials to be used are similar to the existing dwelling. The streetscene comprises mainly of similar style properties, many of which benefit from additions/alterations. As such, the infill of the existing porch would not have an adverse impact on the streetscene, and therefore complies with Policy CS16 of the Havant Borough Local Plan.

8 Conclusion

The application is considered acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00658, 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:

Design and Access Statement - Received 15.06.15
General Arrangement Plan - Drawing No. PA15-101:03

Reason: - To ensure provision of a satisfactory development.