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|-----------------|--------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 23 Tamarisk Close, Waterloooville, PO7 8ET                                           |               |                |
| Proposal:       | Demolition and reconstruction of existing front projection due to subsidence damage. |               |                |
| Application No: | APP/16/00158                                                                         | Expiry Date:  | 11/04/2016     |
| Applicant:      | Mrs Barker                                                                           | Team:         | Team 2         |
| Agent:          | Mr Scoble                                                                            | Case Officer: | Harriet Pitney |
|                 | Oriel Services Ltd                                                                   |               |                |
| Ward:           | Stakes                                                                               |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises an end of terrace two storey dwelling situated on the corner of Tamarisk Close with the side (north/east) elevation facing onto Woodsedge. The property comprises a concrete tiled pitched roof with brick built elevations with the upper part of the dwelling being tile hung. The site is relatively level with on street parking to the rear and side of the property- there is no vehicular access to the front of the property. The front garden area is laid to lawn with a low brick wall defining the front boundary. The property already benefits from a porch in the proposed location and is an apparent characteristic of the area.

The area is residential in nature with a medium-high density of two storey dwellings adjacent to the site and to all boundaries of a similar age and design.

## **2 Planning History**

None relevant

## **3 Proposal**

This application is for the demolition and reconstruction of the existing front projection due to subsidence damage.

## **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**

None relevant

## **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: 1

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) Appropriateness of the Design and Effect on the Street Scene

### (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) Appropriateness of the Design and Effect on the Street Scene

The proposal has been designed so that it is suitably subservient to the main dwelling and it is not considered that the proposal would result in any adverse impact on the character of the streetscene, the visual amenity of the locality or the amenity of adjoining and surrounding neighbours. 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.

The proposal has been designed so that it reflects the footprint of the existing porch and as such the proposed development will not result in any increase to what is already present.

## **8 Conclusion**

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

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00158 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:  
Red line plan- received 12th February 2016  
Block plan- received 12th February 2016  
Site plan- received 12th February 2016  
Existing and proposed elevations- received 12th February 2016 (reference: 7441782)  
**Reason:** - To ensure provision of a satisfactory development.