
Site Address:	30 South Road, Hayling Island, PO11 9AE		
Proposal:	Proposed replacement porch.		
Application No:	APP/15/00011	Expiry Date:	18/02/2015
Applicant:	Mr & Mrs Wallace	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style detached two storey dwelling and attached garage with a grey slate pitched and hipped roof and elevations of peach painted smooth render. The site is level with open vehicular access, block paving and grass to the front, which is enclosed by a 1 metre high wall to the west (front), shrubs and trees to the south and a 1.3 metre high wall and hedge to the north.
- 1.2 To the north and south are detached bungalows and a two storey end of terrace property and detached bungalow lie opposite. The surrounding area is of low to medium density consisting of a mixture of detached, semi-detached and terraced two storey dwellings and bungalows of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a replacement porch to the front of the property of 2.07 metres in width, 1.8 metres in depth, with a flat roof of 2.57 metres high. The development also includes the provision of a conservatory to the side (north) elevation which falls within the criteria for permitted development.

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

Property Services Manager

I do not consider that the proposal has any adverse effect upon the Council's interests in any adjoining land.

The Council's interest in land extends only to a small area of adopted highway at the very front of the property.

Building Control, (Fire Access Consultation)

Public surface water sewer located in front garden. southern Water to be consulted. Porch appears to be exempt from Building Regulations.

Southern Water

It appears there is a public surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewer.

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 at www.southernwater.co.uk.

Arboriculturalist

No arboricultural concerns.

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: 6

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) Appropriateness of design
- (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 subject in principle to development control criteria.

(ii) Appropriateness of design

7.3 The proposed porch would be visible from the public realm, although the property is in excess of 12 metres from the highway and it is considered there would be minimal impact on the existing diverse streetscene. The design and appearance of the porch is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The proposed porch is partially screened to the southern boundary and the property to the north is situated some 10 metres from the boundary. It is considered the development would have negligible impact on the properties immediately adjacent and opposite the application site.

8 **Conclusion**

8.1 The scale, siting and design of the proposal is considered to be 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/15/00011 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:

Drawing No 1467-201	Location plan
Drawing No 1467-202	Block plan
Drawing No 1467-101A	Existing ground floor plan
Drawing No 1467-303B	Proposed ground floor plan
Drawing No 1467-401A	Existing elevations plan
Drawing No 1467-403B	Proposed elevations plan
Drawing No 1467-304	Existing and proposed roof plan

Reason: - To ensure provision of a satisfactory development.