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|-----------------|------------------------------------------------------------|---------------|--------------|
| Site Address:   | 2 Liddiards Way, Purbrook, Waterlooville, PO7 5QW          |               |              |
| Proposal:       | Erection of roof over side path to form a covered walkway. |               |              |
| Application No: | APP/15/01271                                               | Expiry Date:  | 01/01/2016   |
| Applicant:      | Mr Sloane                                                  | Team:         | Team 1       |
| Agent:          |                                                            | Case Officer: | Karen Wooden |
| Ward:           | Purbrook                                                   |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

2 Liddiards Way, Purbrook, Waterlooville is a semi detached two storey dwelling house located on the corner of Liddiards Way. It forms a prominent position within the general streetscene. To the north of the site runs a public footpath and the northern boundary is treated by a 1.8m CBF.

## **2 Planning History**

### **2.1 03/53096/003**

Retention of lean to shed to north elevation. (Revised submission.) Permitted  
23/05/2003

### **2.2 02/53096/002**

Retention of lean to shed to north elevation. (Revised submission.) Refused  
14/02/2003

## **3 Proposal**

- 3.1 Erection of roof over side path to form a covered walkway. Amended plans were submitted following Case Officer initial concerns regarding scale.

## **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**

None 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: 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) Impact upon residential amenity
- (iii) Impact upon the streetscene

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(iii) Impact upon residential amenity

7.3 Due to the proposed location of the roofed walkway being on the north elevation (on the corner of Liddiards Way and St John's Avenue, it will not have a direct impact on any of the neighbouring properties, and therefore complies with the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon the streetscene

7.4 The initial plans submitted showed the proposed roof to be constructed of a timber frame with a polycarbonate sheet roof. The proposal showed the roof to extend 1.7m at the front, widening to 3.1m at the rear, from the side of the existing dwelling, which would be level with the curtilage of the property.

However, with regard to the affect on the streetscene, it was considered that the proposal, in terms of the size and materials, would have a detrimental impact on the streetscene, in particular from St John's Avenue.

Amended plans were subsequently received showing the proposed roof to protrude 1.4m at the front, widening to 2.7m at the rear, from the side of the existing dwelling. The materials were also changed from a polycarbonate sheet roof to a concrete and tile roof which will blend in with the existing dwelling, minimising the impact on the streetscene. It is considered that the amended plans will now meet the criteria of policy CS16 of the Havant Borough Core Strategy 2011.

## 8 Conclusion

- 8.1 Having regard to the above information it is considered that the covered walkway would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore 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/15/01271 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:  
Site Location Plan - Received 06.11.15  
Block Plan - Received 06.11.15  
Amended Existing Plan - Received 09.12.15  
Amended Proposed Plan - Received 09.12.15  
Amended Rear Elevation - Received 09.12.15  
Amended Front Elevation - Received 09.12.15  
Amended Side Elevation - Received 09.12.15  
**Reason:** - To ensure provision of a satisfactory development.