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|-----------------|---------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 117 Barncroft Way, Havant, PO9 3AE                                        |               |                |
| Proposal:       | Proposed front porch and part retrospective single storey rear extension. |               |                |
| Application No: | APP/15/00018                                                              | Expiry Date:  | 27/02/2015     |
| Applicant:      | Mrs Jahr                                                                  | Team:         | Team 1         |
| Agent:          | Mr McDermott                                                              | Case Officer: | Heather Lealan |
|                 | CMC Design Architectural Services                                         |               |                |
| Ward:           | Barncroft                                                                 |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

Barncroft Way is a residential road consisting predominately of short terraces of two storey dwellings and two storey semi detached dwelling houses. The streetscene incorporates shared parking courts/parking lay-by's. An area of green amenity spaces lies to the front, south, of No.117; the dwelling subject of this report.

The application dwelling is a two storey mid terrace dwelling house.

## **2 Planning History**

No relevant planning history

## **3 Proposal**

Proposed front porch and part retrospective single storey rear extension. Below is an extract from the covering letter submitted with the application which explains why the application is retrospective in part;

The application submitted is part retrospective and is the result of the original permitted development extension (3m in depth) being located over a sewer on site. Originally it was intended to demolish the existing rear conservatory and build an extension that fell within permitted development tolerances, as originally submitted to Havant Borough Council's Building Control Department. However, during the build it was discovered that the extension would be over an existing sewer on-site.

Following discussions with Building Control and Southern Water it was agreed that the easiest way to address this issue was to extend the extension past the sewer, bringing it out to 4m in depth. This retrospective application is therefore submitted in order to comply with planning control.

## **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

No Comments

### Southern Water

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 5 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.

Informative should be included

## **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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

## **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 rear extension is not readily visible from the public realm and, as such, it is considered not to be detrimental to it.

The proposed front porch is significant in size. However, there are other examples of larger porches within the immediate locality and it is of a design and scale such as to remain sympathetic to the main dwelling house. Therefore, it is not considered that the proposed porch would have a detrimental impact on the amenities of the streetscene.

(iii) Impact upon residential amenity

The rear extension is 4m in depth, 1m above the permitted development allowance for an attached dwelling. However, it is pulled away 2.5m approx from the shared boundary with the neighbouring dwelling to the south east of the site and the attached dwelling to the north west has a rear extension of 2m (approx), to which the proposal will be adjoined. To this regard, it is considered that the additional 2m (approx) projection of the proposed rear extension beyond the rear of the neighbouring rear extension, would not create an unacceptable impact to the amenities of the occupiers of this neighbouring dwelling.

It is not considered that the proposed front porch being, 1.6m in depth, would have an unacceptable impact on the amenities of the occupiers of either of the adjoining dwellings. The closest window to the proposed porch is within the dwelling to the south east of the site and is 1m (approx) from the side elevation of the proposed porch, this is considered to be an acceptable relationship.

## 8 Conclusion

It is considered that the proposed rear extension and front porch are acceptable with regard to the amenities of the streetscene and those of the occupiers of the adjoining neighbour dwellings and that it should be permitted subject to the planning conditions as listed below.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00018 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:

Location and Block plans received 2 January 2015

Existing Elevations Drwg.No 170/10/02 received 2 January 2015

Existing Floor Plans Drwg.No 170/10/01 received 2 January 2015

Proposed Elevations Drwg.No 170/10/03 received 2 January 2015

Proposed Floor Plans Drwg.No 170/10/04 received 2 January 2015

**Reason:** - To ensure provision of a satisfactory development.