
Site Address:	21 Victoria Avenue, Waterloooville, PO7 5BN		
Proposal:	Demolition of existing porch and replace with new porch.		
Application No:	APP/14/01152	Expiry Date:	05/01/2015
Applicant:	Ms Frost	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

Victoria Avenue is a residential road, characterised by two storey, semi detached dwellings. All dwellings have a front garden which in most cases have been converted into spaces for vehicles. Access for cars is otherwise via a mutually shared driveway located between each pair of dwellings, leading to, in most cases, detached garages located just rear of the main dwellings.

No.21 Victoria Avenue has, along with its neighbour to the west, converted its front garden into a car space; together the pair share an access way to their respective detached garages located at the rear of the dwellings. It is noted that the existing access way to the rear garages is single width and due to the existing side porch of No.21, has a width of 2metres.

2 Planning History

None relevant

3 Proposal

This application seeks permission for the demolition of the existing side porch and replacement with a new deeper and wider side porch of similar visual appearance

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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: 7

Number of site notices: At least one site notice exists - check the number.

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 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

A porch already exists in the location of this proposal, however the proposed replacement is due to be 20 centimetres deeper, and approximately 1.2 metres wider. The appearance will be broadly similar to the existing, with rendered brick work at the base and uPVC glazing on top, finished with a mono pitched conservatory style roof.

The proposed porch will be located some 12 meters back from the edge of the road and 4 metres back from the front of the dwelling house. The replacement porch is therefore considered to be a complementary and acceptable alteration to No.21.

(iii) Impact upon residential amenity

There is an existing porch located part way down the shared access way, which this application seeks to replace by the creation of a replacement porch that protrudes some 20 centimetres further into the access way. No objection has been received by the immediate neighbour that shares this access; possibly due to the existence of an already converted front garden allowing space for two vehicles. It is therefore considered that the detached garages to the rear are not for storing vehicles and that the subsequent shared access way width is not a significant factor in determining this application; therefore it is considered that the reduction in access way width will not cause significant harm and therefore is acceptable.

8 Conclusion

For the principal reason that a porch currently exists; albeit in a slightly smaller form, it is considered in conjunction with the considerations above that no significant harm will ensue as a result of this application gaining permission. Granting permission is therefore recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01152 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:

Proposed Elevations and section, received by the Council 31 October 2014
Proposed Floor Plan and site plan, received by the Council 10 November 2014

Reason: - To ensure provision of a satisfactory development.