
Site Address:	5 Braishfield Road, Havant, PO9 2HS		
Proposal:	Single storey rear extension; new porch to front elevation.		
Application No:	APP/15/00301	Expiry Date:	08/05/2015
Applicant:	Mr Karens	Team:	Team 1
Agent:	Mr Malin	Case Officer:	Daniel
	Pearson Ellis Portsmouth		Gender-Sherry
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

Braishfield Road is characterised by short rows of 4 and 5 linked terrace, two storey dwellings. All have gardens to the front which in places have been converted to driveways for cars.

One major characteristic of this road is that it sits adjacent to Petersfield Road, which is a busy 'B' road.

No.5 is mid terraced, and has an access underpass located between it, and its western neighbour providing access to the rear garden.

2 Planning History

None Relevant

3 Proposal

This application seeks permission for the erection of a front porch, and rear, single storey brick built extension.

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

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: 5

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 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

Braishfield Road is currently populated by a number of differently style front porches, ranging from flat roofed versions (which the applicant presently has) to single pitch and dual pitched roofed porches.

At present the terrace that No.5 is located within has three different types of porches between the 4 dwellings. This application would maintain that level of difference, however it is considered that what is proposed is of much better quality than the existing and will result in an improved appearance externally within the streetscene.

The brick extension to the rear will be entirely screened from the public domain at the front, and only partially visible from a secluded parking area with associated garages to the north east (rear). Given that the materials will match those of the existing dwellinghouse, and the fact that the dimensions of the proposed extension meet the tolerances allowed by Permitted Development rights, it is considered that no adverse harm will impact upon the streetscene.

(iii) Impact upon residential amenity

The proposed front porch is separated from the western neighbour (No.3) at ground floor level by the underpass leading to the rear garden. At present a flat, open sided porch roof spans the full width from the front door, and over the entrance to the underpass. The proposal seeks to remove the roof section over the underpass, and provide an enclosed, dual pitched porch outside of the front door only. Notwithstanding this, No3 presently has an enclosed porch of similar dimensions. This results in no additional impact upon this neighbour.

The impact upon the neighbour to the east (No.7) should be minimal given the distance between the proposed porch and their front window.

The extension to the rear accords with the tolerances allowed under permitted development, however notwithstanding this fact, it is considered that due to its projected length being only 2.4 metres, combined with the fact that there is a gap of 1.3 metres between the proposed extension and the western boundary line, and that the eastern neighbour already has an extension - this proposal will not cause any undue harm to residential amenity.

8 **Conclusion**

It is considered that on balance, the proposed front porch will improve the visual appearance of this dwelling, and that there is no significant harm posed by the proposed rear extension. It is therefore recommended that permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00301 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Alterations with New Porch, drawing number 101RevB, received by the Council 13 March 2015
Proposed Single Storey Rear Extension, drawing number 102, received by the Council 13 March 2015

Reason: - To ensure provision of a satisfactory development.
- 3 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.