
Site Address:	119 Corbett Road, Waterlooville, PO7 5TF		
Proposal:	Erection of covered way to front elevation.		
Application No:	APP/15/00635	Expiry Date:	04/08/2015
Applicant:	Mr & Mrs McIntosh	Team:	Team 1
Agent:	Mr Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd.		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property situated at the end of a private drive off Corbett Road. It has a brown tiled pitched roof and elevations of red multibrick with tile hanging at first floor. The site is level and the front garden is laid to lawn with shrubs and a summer house and is enclosed by a 2 metre high hedge to the south eastern boundary, a hedge and 1.8 metre high fence to the north eastern boundary and a 1.6 metre high fence and 2 metre high hedge to the south western boundary.
- 1.2 Detached two storey properties lie to the east and west of the site, a well screened detached two storey property is opposite and London Road is to the rear. The area is of medium density with a mixture of two storey detached and semi-detached properties of individual and similar ages, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a canopy to the south east elevation of the existing sun lounge which projects forward of the front elevation of the property. It is 2.7 metres in depth, 3.3 metres in width, with a mono-pitched and low pitched roof to an eaves height of 2.3 metres, a ridge height of 3 metres beyond the front of the dwelling and a mono-pitched height of 3.6 metres.

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.

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: 4

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 in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The development would result in a modest increase to the original footprint of the property and due to the location of the site, the proposed new canopy would not be visible from the public realm, consequently there would be no impact on the street scene. It is therefore considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the extension is deemed appropriate in context to the main building and considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.4 The proposal is for an open canopy extending from the existing the sun lounge, projecting 1.1 metres beyond the front elevation of the dwelling and would be partially visible from the neighbouring properties. It is approximately 1.6 metres from the boundary with number 117 Corbett Road which is a sufficient distance away and is well screened by the existing hedge. The extension is in excess of 9 metres from other neighbouring properties. No objections were received regarding the scheme

and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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/15/00635 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 plan	Roof plan
Drg no 4263/200 Rev A	Existing ground floor plan
Drg No 4263/1	Proposed ground floor plan
Drg No 4263/2	Proposed elevations plan
Drg no 4263/3 Rev A	

Reason: - To ensure provision of a satisfactory development.