
Site Address:	81 Havant Road, Hayling Island, PO11 0PT		
Proposal:	Demolition of existing porch and construction of new porch.		
Application No:	APP/15/00189	Expiry Date:	14/04/2015
Applicant:	Mr T Fisher	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated on the main thoroughfare of Havant Road, Hayling Island and is an older style detached bungalow with an eyebrow dormer, a brown tiled pitched roof and elevations of red/brown multibrick and white rough render. The site is level and the front garden consists of grass, a shingle area, shrubs and borders and is enclosed by a 2 metre high hedge to the east (front) and south and the flank wall of North Hayling Congregational Church to the north.
- 1.2 Stoke Fruit Farm and associated shop lie to the south, the church is to the north and a field lies opposite the site. The area is of low density consisting of a diverse range of detached bungalows and two storey properties of individual design, style and age range in a generally well spaced streetscene.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a replacement porch to the front of the property of 1.75 metres in depth, 3 metres in width with a mono-pitched roof to an eaves height of 2.2 metres and total height of 2.4 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

Southern Water

Southern Water has no objection for the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

NB: Informative recommended

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: 3

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 and impact on the streetscene
- (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 subject in principle to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed porch would be partially visible from the public realm, although it is less conspicuous than the existing porch and would regularise the appearance of the front of the property, therefore it is considered there would be minimal impact on the existing streetscene. The design and appearance of the porch is deemed appropriate in context to the main building and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.4 The proposed front porch is screened to the northern elevation and the farm and

associated shop to the south is set well back from the application site. It is considered the development would have negligible impact on the properties immediately adjacent to the existing dwelling or the field opposite.

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/15/00189 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
Block plan
Existing and proposed floor plan
Proposed elevations plan
Roof section plan

Reason: - To ensure provision of a satisfactory development.