
Site Address:	23 Herriott Close, Waterloooville, PO8 9QJ		
Proposal:	Extension of front porch and addition of pitched roof.		
Application No:	APP/14/00396	Expiry Date:	01/07/2014
Applicant:	Mr Darcy	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a detached garage to the rear on a corner plot of a cul-de-sac. It has a grey tiled shallow pitched roof and elevations of red multibrick, a flat roofed glazed porch and a single storey side (east) extension with a grey tiled pitched roof and elevations of yellow multibrick. The level front garden is laid to lawn with shrubs and has a 0.5 metre high wall and shrubs to the western boundary, a 0.5 metre high wall with a 1 metre high gate and brick piers to the southern (front) boundary and a 0.5 metre high wall and shrubs, increasing to 2 metres high from the side extension to the eastern boundary.
- 1.2 The front aspect of other two storey detached properties in Herriott Close of a similar age, style and design are to the east of the dwelling and two storey detached properties of a similar age, style and design lie opposite and to the west of the site. The area is of medium density of a cul-de-sac of modern two storey detached properties of a similar age, style and design.

2 Planning History

- 2.1 None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a replacement brick porch to the front of the property of 1.25 metres in depth, 2.93 metres in width, with a mono pitched and hipped roof of 3 metres to the eaves and 3.75 metres to the ridge.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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: 9

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

7.3 The proposed replacement porch would be visible from the public realm, although the property is in a cul-de-sac and whilst the majority of the surrounding properties have existing flat roofed glazed porches, there is a porch of a similar style at number 9. The design and appearance of the porch is deemed appropriate in context to the existing building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed new porch would be visible from the neighbouring properties, although it is to replace the existing porch with a brick construction together with a slight increase in the footprint and height, hence the requirement for planning permission. There is one window in the side (east) elevation of the proposal, however it is in excess of 20 metres away from the nearest properties. It is therefore considered the development would have negligible impact on the properties in the surrounding area and immediately adjoining the existing dwelling.

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/14/00396 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 plan
Block plan
Proposed site plan
Proposed elevations x 2
Existing and proposed floor plan

Reason: - To ensure provision of a satisfactory development.