
Site Address:	57 Southbrook Road, Havant, PO9 1RL		
Proposal:	Single storey front extension to replace existing porch.		
Application No:	APP/14/00108	Expiry Date:	28/03/2014
Applicant:	Mr & Mrs Phelps	Team:	Team 1
Agent:	Mr Davison	Case Officer:	Daniel
	iDraw Limited		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Southbrook Road is a residential road located within Langstone. The road is characterised by evenly spaced, detached properties of two storeys in height. The properties adhere to a uniform building line, incorporating front gardens and off road parking
- 1.2 No. 57 Southbrook Road is a two storey, detached property of a traditional design with a pitched roof and an attached single storey garage.
- 1.3 There is currently a flat roofed, UPVc style porch extension to the front of the property.

2 Planning History

None

3 Proposal

This applications seeks permission for a replacement front porch of brick construction, incorporating a pitched tiled roof, materials are to match those of the existing property.

4 Policy Considerations

National Policies

NPPF

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: 6

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 site is within an urban area as identified by the Local Plan (Core Strategy) therefore the proposed development is considered to be acceptable in principle subject to compliance with the Development Plan and any other material considerations.

(ii) Appropriate of design

7.3 The proposed single storey porch is positioned on the front elevation and incorporates a pitched roof which will replace the existing flat roof. Matching materials to the main dwelling are proposed, replacing the existing UPVc porch, thus creating an overall improvement to the character of the dwelling.

7.4 The proposed is of an appropriate size and is considered to be in keeping with the character of the locality. It is also considered to satisfy the design requirements of policy CS16 of the Local Plan. A condition should be included to ensure that the materials used match those of the host property.

(iii) Effect on neighbouring properties

7.5 Whilst in general the street is characterised by flat roofed porch extensions, there are a number of brick built, tiled replacements. The immediate neighbour to the south (No.55) has such a replacement extension.

Due to the design and proposed materials it is consider that any impact upon the street scene would be minimal.

8 Conclusion

The replacement porch is considered to be of an appropriate design and scale, resulting in a limited impact on the character of Southbrook Road, therefore it is recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00108 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 Plans, Elevations, Block Plan and Location Plan, Drawing Number 14.087.101 received by the Council 31 January 2014

Reason: - To ensure provision of a satisfactory development.