
Site Address:	35 Victoria Road, Emsworth, PO10 7NJ		
Proposal:	Addition of front porch.		
Application No:	APP/15/00163	Expiry Date:	21/04/2015
Applicant:	Mr P Slight	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two-storey, end of terrace property of brick and tile construction. It has pebble dash render at first floor level and cream painted render at ground floor level. The front courtyard is enclosed by a low brick wall and gate. There is no on site parking. This predominantly exists on the road. The streetscene is mixed in style including character and more modern properties, terraced, semis and detached properties.

2 Planning History

05/66175/000

Erection of front porch. Approved.

3 Proposal

Erection of front porch. The design, including dimensions are identical to those approved under 05/66175/000.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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

The terrace row is not uniform in design as other properties have been altered to include porch canopies and bay windows. As such, the inclusion of a small porch on the front elevation of the application site would not have an adverse impact on the character of the property or streetscene and therefore comply with the Borough Design Guide for Residential Properties and Policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

There would be no adverse impact on any neighbouring properties as a result of the proposed porch.

8 Conclusion

The application is considered 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/15/00163 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:

P1 - Existing elevation

P2- Site layout plan

P3 - Proposed elevations and location plan

Reason: - To ensure provision of a satisfactory development.