
Site Address:	5 Avondale Road, Waterlooville, PO7 7ST		
Proposal:	Single storey front extension after demolition of existing porch.		
Application No:	APP/14/01215	Expiry Date:	14/01/2015
Applicant:	Mr & Mrs D Rowlinson	Team:	Team 2
Agent:	Mr B Harding	Case Officer:	Bee Crawford
	B H Architecture Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached older style property with a tarmac drive to the side leading to a detached garage to the rear. It has a slate tiled pitched and hipped roof and front porch with elevations of red multi-brick. The site is level, with an east west incline to the road and there is open vehicular access to the property and a 1.45 metre high dwarf wall with brick piers and railings to the southern boundary, a 2 metre high hedge to the western boundary and a 1.15 metre high wall and railings to the eastern boundary.
- 1.2 There are two storey detached older style properties of a similar age, style and design to the east and west and a detached bungalow of individual age, style and design opposite. The surrounding area is of medium density consisting of a mixture of two storey detached and semi-detached properties and bungalows of individual and similar style, design and age range.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the demolition of the existing front porch and the construction of a new front porch of 1.34 metres in depth, 2.69 metres in width, with a pitched roof of 2.4 metres high to the eaves and 3.65 metres to the ridge.

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

Development Engineer - Highways

No adverse comments.

Arboriculturalist

No adverse comments.

Southern Water

No objection to the proposal.

Due to changes in legislation that came into force on 1 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.

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: 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 single storey front extension would be visible from the public realm, although the development is to replace the existing porch with one of slightly larger dimensions. The design and appearance of the proposal is in proportion and sympathetic 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 extension will be visible from the neighbouring properties, although both adjacent properties are an adequate distance away and the development will be partially screened to the south (front) and west. There are windows in both side elevations, however it is considered that as the proposal is for an entrance porch these windows would not result in any overlooking. The proposal is slightly larger than the existing porch, however it should be noted there are several other properties in the road which benefit from porches of a similar size and it is therefore considered the development would not appear to be overbearing.

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/14/01215 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:

Drawing No. 1	Existing floor and elevations plan
Drawing No. 2	Proposed floor and elevations plan
Drawing No. 3	Location and block plan

Reason: - To ensure provision of a satisfactory development.