
Site Address:	39 Oakshott Drive, Havant, PO9 5SN		
Proposal:	Alterations to existing porch, new front wall, landscaping to front garden		
Application No:	APP/14/00972	Expiry Date:	08/12/2014
Applicant:	Mr J Bond	Team:	Team 2
Agent:	Derek Treagus Associates	Case Officer:	Richard Nash
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two storey end of terrace dwelling of traditional character and brick and tile construction, located at the north-west corner of the junction of Oakshott Drive with Woodcot Crescent. The area predominantly comprises residential development of a broadly similar character. A block of residential garages is located immediately to the east of the site. The front boundary of the site comprises a low level wall and hedging with a pair of metal gates to the driveway.

2 Planning History

None recent or relevant

3 Proposal

The current application proposes alterations to an existing porch, the construction of a new boundary wall and landscaping works, all to the front of the property. The submitted drawings also show proposed alterations to a rear extension and the replacement of full length windows with a smaller sized window. These latter works would constitute permitted development for planning purposes.

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: It appears that the developer is intending to build close to a surface water sewer which is crossing the site. Building over a public sewer is not normally permitted by Southern Water. However, under certain circumstances building over a sewer may be allowed. The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close to the sewer will be

required to be submitted by the applicant. Furthermore, due to changes in legislation that came in to 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. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example: The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer. For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Officer's note: Informative to be added to any approval.

Development Engineer: None received.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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) Effect on the character and appearance of the application site
- (iii) Effect on the character and appearance of the locality
- (iv) Effect on neighbouring properties

(i) Principle of development

The site lies within the defined urban area where development is normally considered acceptable in principle. The carrying out of alterations to a dwelling of this scale and character are also considered acceptable in principle.

(ii) Effect on the character and appearance of the application site

The proposed alterations to the porch, erection of a boundary wall (incorporating short lengths of railing) and landscaping works would all be of a relatively minor nature. Individually and/or collectively, the proposals would not have a detrimental impact on the character and appearance of the application site.

(iii) Effect on the character and appearance of the locality

There are a variety of front porch designs and boundary and garden treatments in the locality. Given their relatively minor individual and collective scale, the proposals would not have a material impact on the character and appearance of the street scene or wider locality.

(iv) Effect on neighbouring properties

The relatively minor change in shape of the porch should not result in any detrimental impact on neighbouring amenities. The siting and nature of the other works proposed are such that they would not result in any material impact on neighbouring amenities.

8 **Conclusion**

The proposed alterations to the existing porch, construction of a new boundary wall and landscaping works would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00972, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

14/332/01 (Planning Drawing)

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the external materials to be used shall be as stated on the drawings hereby approved and shall match in type, colour and texture those on the existing building where appropriate.

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.