
Site Address:	18 Dymoke Street, Emsworth, PO10 7XL		
Proposal:	Retention of new front porch.		
Application No:	APP/14/00690	Expiry Date:	09/09/2014
Applicant:	Mr Levett	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to a two storey property that is terraced but in a staggered pattern. No 18 is the penultimate property on the eastern side of the road. The dwellings are constructed of a brown brick with first floor render panels. Most have a porch - it appears that originally they were small flat roofed porches, but over time most have been replaced for slightly larger, hipped roof porches. The properties are set back from the road by between 4 and 6m, and the front areas are largely open plan, though a few have low boundary walls. The land slopes up from south to north.

2 Planning History

04/53250/000 first floor extension with pitched roof
pp July 2004 (a rear extension)

3 Proposal

This proposal relates to a front porch. It has already been constructed so this application is retrospective and the description needs to reflect this. It has a width of 3m and depth of 1.6m m with eaves height of 2.1m and maximum height of hipped roof of 3.3m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations), adopted July 2014
AL1 - Presumption in Favour of Sustainable Development

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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

Summary:

Comment:

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) Design in street scene
- (iii) Impact on neighbours

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to policy and material considerations. This development is only marginally bigger than a p.d. porch - hence the need for this application.

ii) Design in street scene

7.3 The hipped roof porch has been constructed of materials to match. There are other hipped roof porches in the street and although this is larger, it is still appropriate in scale and proportion to the front facade of the house. It is visually acceptable in street scene terms.

(iii) Impact on neighbours

7.4 The front porch is off-set on the front elevation which means that, due to the staggered nature of the properties, the porch does not affect either neighbour. The outlook from No 20 would not see the porch and it does not extend as far forward as the front of No 16 to the south so does not affect the occupiers of either property in any way.

8 Conclusion

8.1 The proposed porch is considered to comply with policy CS16 and is appropriate in street scene terms. It is therefore recommended to grant retrospective planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00690

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 1:1250 Site location plan
- 1:200 block plan
- New Porch plans
- Layout plans
- Old Porch plans
- Aerial photograph
- Specifications for new porch build

Reason: - To ensure provision of a satisfactory development.