
Site Address:	19 Ibsley Grove, Havant, PO9 3DP		
Proposal:	Replacement of existing front porch with a larger porch.		
Application No:	APP/14/00653	Expiry Date:	20/08/2014
Applicant:	Mr Legg	Team:	Team 1
Agent:	Mr Clark	Case Officer:	Daniel
	Roger Clark(Architectural Services)		Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.19 Ibsley Grove is located near the end of a terrace in a residential area. There has been a previous permission allowing the erection of a new dwelling to the west, now numbered No.19a.
- 1.2 The rear garden is bounded by Hooks Lane to the rear and beyond that are playing fields.
- 1.3 The boundary treatment to the rear of the property consists of 2 metre high close boarded fence.
- 1.4 No.19 and No.19a are presently the only two properties in the immediate vicinity that have front porches.

2 Planning History

APP/10/00491 - New dwelling to the west

APP/14/00657 - Prior Notification for single storey rear development extending 3.5 metres

3 Proposal

This application seeks permission for the erection of a slightly larger replacement front porch.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

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 Applicable

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: 18

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(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) Impact on neighbour amenity

7.3 A front porch currently exists and the only change proposed in real terms is a small increase in width. The materials and design are all to remain the same as existing. Therefore any effect upon the neighbours either side are minimal and considered acceptable.

(iii) Impact on the character and appearance of the immediate area

7.4 A porch currently exists on the front elevation of this dwelling that conforms with the Permitted Development tolerances. It is worth noting that the proposed replacement porch exceeds the floorspace allowed under Permitted Development tolerances by only 0.43metres squared. The proposed materials are to match the existing and the overall design will mirror the existing. It is therefore considered that the impact upon the local area will be minimal and to the general member of the public there should appear to be almost no change.

7.5 It is worth noting that the submitted plans indicate the construction of a proposed rear conservatory which requires the benefit of prior approval before proceeding. A prior notification for this development has been submitted and it has been determined that prior approval is not required.

8 **Conclusion**

The proposed porch is of an acceptable design, uses matching materials and therefore it is recommended that permission should be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00657 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:

Porch Elevations, plan number 24387/3 received by the Council 25th June 2014

Site Plan, plan number 24387/4 received by the Council 25th June 2014

Floor Plans, plan number 24387/1 received by the Council 25th June 2014

Reason: - To ensure provision of a satisfactory development.