
Site Address:	14 Dudleston Heath Drive, Waterloooville, PO8 8AR		
Proposal:	Demolition existing and erection of new front porch.		
Application No:	APP/14/00705	Expiry Date:	02/09/2014
Applicant:	Mr Ludlam	Team:	Team 2
Agent:	Mrs K Le Mar	Case Officer:	Rachael McMurray
	Smithers Purslow		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a semi-detached, two-storey dwelling of brick and tile construction. It fronts onto the Waterloooville Recreation Ground and is accessed from Dudleston Heath Drive. It had a small front garden and a rear garden which is laid to lawn and enclosed by a 2m high brick wall. There is also a detached garage at the rear. There is a small porch on the front elevation of the dwelling.

2 Planning History

05/53852/000 -
Rear conservatory - permitted.

3 Proposal

Demolition of front porch and erection of a new front porch with exactly the same dimensions and roof style.

4 Policy Considerations

National Policies
NPPF

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

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: 3

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 the streetscene

(i) Principle of development

7.1 The site is located in an defined urban area whereby development is considered to be acceptable subject to other development control considerations.

(ii) Impact on the streetscene

7.2 The replacement porch would have exactly the same dimensions as the existing porch and in terms of design would be like for like. It features a pitched roof and would therefore be sympathetic to the main building. Overall it is considered that there would not be an adverse impact on the streetscene.

8 Conclusion

The application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00705 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:

Location and block plan - 14/H/2781/101

Existing floor plans and elevations - 14/H/2781/102

Proposed floor plans and elevations - 14/H/2781/0103A

Reason: - To ensure provision of a satisfactory development.