
Site Address:	2A Park Avenue, Waterlooville, PO7 5DW		
Proposal:	Proposed front porch.		
Application No:	APP/14/00533	Expiry Date:	14/07/2014
Applicant:	Ms Ellis	Team:	Team 1
Agent:	Mrs Burns	Case Officer:	Daniel
	Apple Panels		Gender-Sherry
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Park Avenue is a residential road being characterised largely by evenly spaced, 2 storey semi-detached dwellings. All dwellings are set back from the road with space for vehicles within each curtilage.
- 1.2 Opposite No.2a is the Hampshire Rose public house and a open gravel area currently used for the parking of cars.
- 1.3 No.2a is part of a recent development of a pair of semi-detached 2 storey dwellings. Each has space for 2 vehicles parked at the front on hard standing. To the west is a single storey building and to the east is a gable end chalet style bungalow with a dormer facing the east elevation of No.2a.
- 1.4 Both No.2 and 2a have existing matching canopy's projecting over the main doorways.

2 Planning History

01/58003/001 - Demolition of garage and erection of a pair of semi-detached houses

3 Proposal

This application seeks permission for a front porch projecting out 1.3 metres and having a height of 3.05 metres.

4 Policy Considerations

National Policies

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

Not 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: 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) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the development plan and any other material considerations.

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

7.3 The dwellings located either side of the applicant are of a varying styles thereby creating a diverse and undefined prevailing character at this end of Park Avenue. This is important because while the addition of this proposed porch would create a feeling of this pair becoming unbalanced, it is considered that when viewed in the greater context of the surrounding area it is deemed to be acceptable.

7.4 The materials proposed will match those of the host dwelling; assisting the porch to blend in and potentially look original.

7.5 Notwithstanding the above this proposal is only 0.5metres higher than what is ordinarily permissible under the householder permitted development rights. In this instance the extra height is not considered to cause any undue harm to the surrounding area's character.

8 Conclusion

The proposed porch is considered to be of an appropriate size and the design to be harmonious with the host dwelling amounting to a development of high quality and thereby meeting the criteria of Policy CS16. Therefore it is recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00533 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:

Block Plan received by the Council 19th may 2014

Proposed Site Views received by the Council 19th may 2014

Proposed Floor Plan received by the Council 19th may 2014

Reason: - To ensure provision of a satisfactory development.