

23/00788/HOU

WARD:DRAYTON & FARLINGTON

27 DOWN END ROAD PORTSMOUTH PO6 1HU

CONSTRUCTION OF EXTENSION TO EXISTING FRONT PORCH

[23/00788/HOU | Construction of extension to existing front porch | 27 Down End Road Portsmouth PO6 1HU](#)

Application Submitted By:

Mr & Mrs Paul & Nicola Munnion

On behalf of:

Mr & Mrs Paul & Nicola Munnion

RDD: 23rd June 2023

LDD: 18th August 2023

1.0 SUMMARY OF MAIN ISSUES

- 1.1 This application is brought before the Planning Committee as the applicant is an employee of Portsmouth City Council.
- 1.2 The main issues for consideration are; the effects on the adjoining occupiers by way of amenities, loss of outlook, loss of privacy and overlooking.
- 1.3 Site and surroundings
- 1.4 The application site is a two-storey semidetached dwelling in a residential area of mixed character with detached chalet bungalows, two storey dwellings, some with roof in the roof and a variety of architectural styles and materials.

The Proposal

- 1.5 The application seeks planning permission to enlarge an existing porch across the width of the dwelling.

Planning History

- 1.6 None relevant

2.0 POLICY CONTEXT

- 2.1 In addition to the aims and objectives of the National Planning Policy Framework (2021), the relevant policies within the Portsmouth Plan (2012) would include: PCS23 (Design and Conservation).

3.0 CONSULTATIONS

- 3.1 None.

4.0 REPRESENTATIONS

- 4.1 None.

5.0 COMMENT

- 5.1 The proposal will include removal of the existing porch and will infill the same area with a larger porch to the northeastern elevation. It is designed as an enclosed porch with an open porch attached with a part ridged part hipped roof design with the total height of approximately 3.5m. The proposed total depth will be 2.8m
- 5.2 The land levels change sloping down from the road therefore only part of the porch would be seen from the highway. The adjoining (attached) occupier at no. 29 will not be affected by the proposal as it does not project beyond the existing front elevation. The porch is a modest addition, reflective of the existing porch in design and is not therefore considered to imbalance the semi-detached pair or otherwise harm the character or appearance of the surrounding area.
- 5.3 It is noted that the property at no. 25 does not have windows in the side elevation and as the porch does not extend beyond the existing building line will not have any adverse implications on light or amenity to that neighbour.

6.0 CONCLUSION

- 6.1 The application is a modest addition that is not considered to have any adverse effect on amenity or character and, subject to conditions, would be in accordance with policy PCS23 of the Portsmouth Plan and associated national guidance.

RECOMMENDATION

Grant planning permission subject to the following conditions:

1) Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) Approved Plans

The permission hereby granted shall be carried out in accordance with the following approved drawings - P&NM - 3 - EE&P - S&L; P&NM - 2 - FPP; and P&NM - 4 - S&E.

Reason: To ensure the development is implemented in accordance with the permission granted.

3. Materials to Match

The materials to be used in the construction of the porch hereby approved shall match, as far as is practicably possible the existing dwelling to which it is attached.

Reason: To ensure a satisfactory appearance in accordance with PSC23 of the Portsmouth Plan.

Informative - It is noted that the house numbering shown on the location plan included within the approved plan is incorrect. The correct numbering has been referred to in the report above