
Site Address:	5 Stockheath Road, Havant, PO9 5HE		
Proposal:	Erection of a brick front porch extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00358	Expiry Date:	14/08/2024
Applicant:	Mr Baldock		
Agent:	Mr L Richards	Case Officer:	Ikrame Essalih
Ward:	Leigh Park Central and West Leigh		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 Stockheath Road, Havant is a two-storey mid-terraced dwellinghouse constructed in rustic red multibrick and a brown tile pitched roof. The property is located at the south side of Stockheath Road and benefits from a large front garden mainly gravelled with retained grass strip to the west side boundary and allowing for generous car parking space for at least 4 cars.
- 1.2 The surrounding area is a mix of residential and commercial character, of medium density, consisting mainly of two-storey terraced and semi-detached properties and the commercial centre of Park Parade and Greywell.

2 Planning History

00/59652/001 - Drop kerb to driveway, PERM,13/06/2000

3 Proposal

The proposal involves the erection of a single storey front porch with pitched roof at the main elevation, facing north, and fronting Park Road.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

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

5 Statutory and Non Statutory Consultations

Councillor Jason Horton

No comments received.

Councillor Munazza Faiz

No comments received.

Councillor Sharon Collings

No comments received.

County Archaeologist

Given the limited scale of the proposal, I do not wish to raise any archaeological issues.

Conclusion: **NO OBJECTION**

Hampshire Biodiversity Information Centre:

Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland

Within 50m - SINC - Battins Copse

Officer Comment: The proposed works will be modest of size and mainly kept at the front elevation of the dwellinghouse. It is therefore anticipated that this domestic scale proposal would not result in a negative impact on these ecological assets.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	N/A

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal consists of the construction of a single storey front porch at the main front elevation facing Stockheath Road. The porch would be protruding from the main elevation by approximately 1.05 metres with a width of approximately 3.1 metres, eaves height of approximately 2.35 metres and a total height of approximately 2.9 metres. The new structure would be constructed in brickwork and would incorporate a pitch roof with brown tiles leaning to the front. All proposed materials would be matching the existing ones in the main dwellinghouse and the neighbouring properties. These works are considered to be in keeping with the character of the main dwellinghouse and the surrounding area.
- 7.4 Considering the design and sitting of the original dwellinghouse as well as the existing features in the surrounding area and streetscene, it is deemed that the proposed porch would be of a modest size and height, appropriate for purpose, not dominating the front elevation or the existing form of the main dwellinghouse and of a high-quality design concurring with Havant Borough Design Guide SPD recommendations. Furthermore, it is noted that similar works are existing within the streetscene. Therefore, it is considered that the proposed development would not adversely impact the character of the area and would be in context of the streetscene.
- 7.5 Overall, the design, the mass and appearance of the proposed porch is deemed appropriate in the context to the main house and the character of the area and is therefore considered to be acceptable, meeting the requirements of Havant Borough Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed porch would be located at the front elevation of the property, closer to the east side, maintaining approximately 18.3 metres to the front boundary. The porch would comprise an entrance door and window at front north elevation and a side window facing west. Due to the setback position, the height and the scale of the proposal, it is considered that the resulting visual impact on the residential amenities facing the application site would be limited and acceptable.
- 7.7 To the east side, property at No.3 Stockheath Road would be the closest to the proposed development. The porch would be set by approximately 600 mm from the east boundary line shared with this neighbouring property and separated by a shared pathway of approximately 1 metre in width. It is considered that by dint of the proposed porch's modest height and protruding distance from the main front elevation, its impact would be limited and acceptable albeit its proximity to the adjacent property on this side.
- 7.8 To the west side, the proposed porch would result in a side window facing the neighbouring property at No.7 Stockheath Road. By dint of the separating distance of approximately 2.75 metres as well as the side window facing the open front garden, it is considered that the proposal would not result in harmful overlooking or loss of privacy, thus the impact would be limited and acceptable.
- 7.9 Considering the above, the proposed development is deemed to be of an appropriate design and scale, does not appear overbearing or leading to overshadowing, loss of

privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposed porch are considered appropriate in terms of design and planning and would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00358, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

P001	Block and Location Plan - Uploaded 19 June 2024
P003	Proposed Site Plan - Uploaded 14 June 2024
P005	Proposed Floor Plans - Uploaded 14 June 2024
P007	Proposed Elevations - Uploaded 14 June 2024
P008	Proposed Porch Drawings - Uploaded 14 June 2024
P009	3D Views - Uploaded 14 June 2024

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.