
Site Address:	12 Itchen Road, Havant, PO9 5LR		
Proposal:	Construction of single storey extension to front elevation		
Application Type:	Full Planning Permission		
Application No:	APP/24/00594	Expiry Date:	26/09/2024
Applicant:	Mr Johns and Ms Carpenter		
Agent:	Loretta Taylor	Case Officer:	Denise Sheath
	Thorns - Young Ltd		
Ward:	Leigh Park Central and West		
	Leigh		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Itchen Road, Havant, is a two storey flat roof mid terrace property constructed with red/brown brick to the ground floor elevations, with a pale brick to the first floor elevations. There is a section of white cladding to the first floor front elevation. The property benefits from a flat roof front porch.

2 Planning History

None relevant

3 Proposal

Construction of single storey extension to front elevation

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

Not required

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: 6

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) 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 is for a single storey front extension to bring the front southern western elevation in line with the existing front porch. The proposal will have a depth of 1.05m, with a width of approximately 3.5m, the roof design with a hipped lean-to roof which will also extend over the existing porch area. The eaves height of the roof 2.5m with a maximum height of 3.m. The proposal would not create a loss of parking provision as the existing frontage is an enclosed lawn area with parking provision located to the rear of the property.

7.4 The materials proposed to the front extension and porch are K Render white in colour. The introduction of render to the property is not considered out of keeping with the mixed pallets of colour and materials to the external appearance of the existing properties within the street scene of Itchen Road and would not result in an adverse impact on the visual amenity of the locality. On balance the proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.5 The proposal would not be visible to the neighbouring properties to the rear therefore any impact upon these neighbouring properties would be acceptable.

7.6 The proposal is approximately 18m to the front elevations of the neighbouring properties to the front, therefore any impact to these properties would be minimal and acceptable.

7.7 The proposal is not considered to have a harmful impact to the neighbouring property to the north (No.14 Itchen Road). The front extension would not protrude any further

than the existing porch area within the application site which is located adjacent the shared boundary. The increase to the roof height of the porch area by 0.5m is not considered to create a significant harmful impact upon this neighbouring property in terms of overshadowing, loss of light and outlook. It is therefore considered the proposal would have a limited and acceptable impact upon No.14.

- 7.8 The proposal would be constructed adjacent the shared boundary with the neighbouring property to the south (No.10 Itchen Road). A porch is located adjacent the shared boundary within the neighbouring property. The proposed front extension would be in line with the building line of the neighbouring porch. Although there would be an impact upon light to the north facing window within the neighbouring porch, this window is not a primary light source nor is the porch area considered a primary living area. Furthermore, whilst the proposal would result in a flank elevation in very close proximity to the northern window in the porch of No. 10 there would be no harm by way of loss of outlook given that the existing porch of No.10 is dual aspect. It is therefore considered that the impact from the proposed front extension would be limited and acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, 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, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00594 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:

Application Form - Received 05 August 2024
Location Plan - Received 05 August 2024
Block Plan - Received 05 August 2024
Confirmation of materials - Received 21 August 2024
Existing and Proposed Floor Plans and Elevations - Drawing No. 8143.24A - Received 09 September 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the southern side elevation of the proposed extension without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of No.10 Itchen Road and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.