

DELEGATED OFFICER REPORT

Site Address:	10 Lockerley Road, Havant, PO9 2HD		
Proposal:	Front porch extension including WC.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00893	Expiry Date:	31/12/2024
Applicant:	Ms Bushnell		
Agent:	Miss Travers-Ayre Thorns Young	Case Officer:	Selina Donophy
Ward:	Leigh Park Central and West Leigh		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a two storey, end of terrace property located on the south side of Lockerley Road , Havant. This property has a pitched, tiled roof with elevations formed from red brickwork. The site is set back from the road and is part of three rows of properties which form a U shape around a grass lawn located in the middle of the properties. The area is urban and residential in character.

2 **Planning History**

None relevant

3 **Proposal**

Front Porch extension including WC

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 comment received

Councillor Munazza Faiz

No comment received

Councillor Sharon Collings

No comment received

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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (iv) Biodiversity Net Gain (BNG)

(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 This proposal comprises a porch to the front of the property. The porch would have dimensions of approximately 2.8 metres height, 2 metres depth and 2.8 metres width, with an angled wall. This would also create a wc. The porch would have a flat roof with two windows to the sides and door to the front. Proposed materials include brickwork to match existing.

- 7.4 It is noted that there are many other properties with porches in the surrounding area and no 10 is set back from the road by a significant distance, meaning the porch would not be highly visible within the streetscene . In addition the materials would be in keeping with the existing building. The proposal would therefore not result in any harm to the surrounding area. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

- 7.5 To the east of the applicaion site is the attached property, no 12 Lockerley Road. The proch is set off the shared boundary by approximately 3 metres, and given its limited scale and bulk is not considered to give ruse to a loss of amenity to this property.
- 7.6 To the west of the application site is no 8 Lockerley Road, which itself features a front porch extension. The proposed porch at no 10 would follow the angle of the plot and is not considered to result in harm to the amenity of this property .
- 7.7 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.

(iv) Biodiversity Net Gain (BNG)

- 7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

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/24/00893 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:

05 Nov 2024		LOCATION PLAN
05 Nov 2024		PROPOSED BLOCK PLAN
05 Nov 2024	8216.24	EXISTING AND PROPOSED GROUND FLOOR PLANS AND ELEVATIONS

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.