DELEGATED OFFICER REPORT

PROPOSAL	**Proposed single storey enclosed front porch extension, replace existing flat roof to front elevation with pitched roof, and alterations to fenestration (Part Retrospective)**
LOCATION:	4 Blenheim Gardens, Havant, PO9 2PN
REFERENCE NO:	APP/25/00613
APPLICANT:	Mrs Redman
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/10/2025
APPLICATION EXPIRY DATE:	13/10/2025
WARD:	St Faiths

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 4 Blenheim Gardens is a detached two storey dwelling located to the east of Blenheim Gardens. The property is finished in buff brick at ground floor with grey render above, vertical panel of hung tiles above the entrance and white uPVC fenestration under a grey profiled concrete tile roof. The roof is gabled and the north facing roof slope forms a catslide to the ground floor with a side facing dormer set within it. An area of hardstanding adjacent to the north boundary and accessed via a crossover from Blenheim Gardens provides parking and a footpath to the entrance of the property. The remainder of the frontage has been laid to lawn and has no hard boundary treatments, although there is a strip of shrub planting along the west and south boundaries. A photograph has been provided of the property prior to work commencing which shows a flat roof over a projecting front element and forming an open porch over the existing entrance. At the time of visiting the site, part of the proposed structure was in place but had not been completed.

1.2 The area immediately surrounding the application site is residential and is comprised of dwellings in several distinct styles and a variety of materials. The host dwelling is the only house of its type set between a row on chalet bungalows to the south and a two storey terrace to the north. There is a parking court formed of hardstanding and flat roofed garages immediately to the north of the site between the host dwelling and terraced row.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. Proposal

Proposed single storey enclosed front porch extension, replace existing flat roof to front elevation with pitched roof, and alterations to fenestration (Part Retrospective).

Officer Comment

The description was updated to include part retrospective works to the new pitched roof and fenestration alterations following a visit to the site.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Councillor Daniel Berwick No comments received.
Councillor Gillian Harris No comments received.
Councillor Phil Munday No comments received.

6. Publicity and 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: 12

Number of site notices: 2

Statutory advertisement: N/A

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice Display	22/09/2025	13/10/2025	Is advertised in the public interest
Site Notice	Revised description	02/10/2025	23/10/2025	Is advertised in the public interest

Number of representations received:

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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 The proposals are for a new enclosed front porch with a gable ended pitched roof. The existing flat roof to the front of the property would also be replaced with a hipped roof

adjoining the new porch roof, and a full-length front facing window would be replaced with a flat roofed bay window. The proposals are part retrospective and therefore much of the blockwork and timber framing for the proposed porch and roof could be seen during a visit to the site. After comparing site photographs with the proposed elevations provided, several discrepancies were apparent. The applicant subsequently provided an updated front elevation with corrected roof pitch and overall heights and photographs of the partially completed side elevations for clarity.

7.4 The proposed front porch would be approximately 2.7m in length, as measured from the main façade of the host dwelling, and 2.7m in width, with a maximum height of approximately 4.1m. The pitch of the roof is somewhat steeper than that of the host dwelling, however it was noted during a visit to the site that the pitch and general appearance was similar to the roof lines of the surrounding chalet bungalows and that the structure was of an appropriately modest and subservient scale in relation to the host dwelling. The porch when completed would be set back approximately 3.8m from the front boundary and is located immediately in front of the existing entrance such that it would not affect existing parking arrangements. Consequently the proposed porch is considered to be acceptable.

7.5 The proposed alterations to the front facing ground floor roof and window would involve no new floor area and would have a minimal impact on the overall appearance of the host dwelling. There are no similar properties within the immediate street scene and it is noted that the proposed window alterations would be more in keeping with the proportions of nearby fenestration. The proposed roof and window alterations are therefore deemed to be acceptable.

7.6 The materials proposed are brickwork to the altered window and render to the porch to match the host dwelling, with concrete plain tiles in a similar grey to the existing roof. The proposed materials would be similar in appearance to those of the host dwelling and are therefore considered to be acceptable.

7.7 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) <u>Effect on neighbouring properties</u>

7.7 No.2 Blenheim Gardens is a detached chalet bungalow to the south of the site. The proposed porch would be offset from the shared boundary by approximately 5m and the proposals would not be visible from any primary windows to No.2. The impact to this property is therefore considered to be limited and acceptable.

7.8 Nos. 22 and 24 Blenheim Gardens lie to the east and rear of the site. As the proposals are to the front of the host dwelling they would not be visible from either property and are therefore considered to have a minimal impact on Nos. 22 and 24.

7.9 There are no other residential properties immediately adjacent. To the north of the site there is a shared parking court with garages and site notices were displayed as the ownership of the parking court and garages is unknown. It is noted that no public comments have been received.

7.10 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)

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

8 Conclusions

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.

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00613

Conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Proposed Porch Dimensions - Plan
Front Elevation - Proposed September 2025 Rev A
Photos of Side Elevations received 30 October 2025

Reason: To ensure provision of a satisfactory development.

2 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.

Informatives:

1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.