

PLANNING STATEMENT

17 Stroudwood Road, Havant, PO9 2HY
Proposed Two-Storey Side Extension and Front Porch

Introduction

This Planning Statement has been prepared in support of a householder planning application for a proposed two-storey side extension and front porch at 17 Stroudwood Road, Havant.

The proposed development seeks to improve the existing accommodation by providing an enlarged open-plan kitchen/dining area, utility room and WC at ground-floor level, together with additional bedroom accommodation, dressing room and en-suite at first-floor level.

Pre-application advice has been sought from Havant Borough Council, which confirmed that the principle of a two-storey side extension would be acceptable, subject to appropriate design, scale and consideration of neighbouring amenity.

Site and Surroundings

The application property is a two-storey end-of-terrace dwelling situated on the corner of Stroudwood Road and Lockerley Road.

The surrounding area is predominantly residential, comprising properties of similar architectural character, with a mixture of extensions and alterations.

The existing dwelling is constructed in brickwork with white uPVC windows and a pitched concrete tiled roof.

The property occupies a prominent corner position, and consideration has therefore been given to the appearance of the proposed extension within the surrounding streetscene.

Proposed Development

The proposed works comprise a two-storey side extension designed to provide additional accommodation and improve the functionality of the existing dwelling.

The extension has been designed to complement the character of the host property, incorporating external materials and architectural detailing that are sympathetic to the existing building.

The proposed front elevation would be set back from the existing principal elevation, helping to maintain the visual distinction between the original dwelling and the extension.

The proposed front porch would be modest in scale and consistent with similar additions found within the surrounding residential area.

Planning Policy

The proposal has been considered against the relevant provisions of the National Planning Policy Framework (2026), Havant Borough Local Plan and associated Supplementary Planning Documents.

Particular consideration has been given to:

- Policy CS16 – High Quality Design
- Policy CS15 – Flood and Coastal Erosion Risk
- Policy DM13 – Car and Cycle Parking on Residential Development
- Policy AL1 – Presumption in Favour of Sustainable Development
- Havant Borough Design Guide SPD (2011)
- Havant Borough Parking SPD (2016)

The site is located within the defined urban area, where residential extensions are acceptable in principle, subject to their design and impact upon neighbouring properties.

Design and Character of the Area

The proposed extension has been designed to integrate with the existing dwelling while providing additional accommodation appropriate to the needs of the occupants.

The use of complementary materials and a pitched roof design would ensure that the development remains visually consistent with the host property and surrounding residential development.

The extension would be viewed within an established residential streetscene where alterations and extensions to existing properties are not uncommon.

It is also noted that No. 23 Crossland Drive has been identified within the pre-application advice as an example of a similar form of development within the locality.

Whilst the corner position of the application site is acknowledged, the proposed extension would remain clearly identifiable as part of the existing residential property and would not introduce an unfamiliar form of development into the area.

The proposal is therefore considered to respect the character and appearance of the surrounding area and the objectives of Policy CS16.

Residential Amenity

The proposed development has been designed with consideration for the residential amenity of neighbouring occupiers.

Given the position of the extension to the side of the existing dwelling, it is not considered that the development would result in an unacceptable loss of daylight, sunlight or outlook to adjoining properties.

The proposed first-floor windows have also been considered in relation to neighbouring properties along Lockerley Road.

The Council's pre-application advice acknowledged that sufficient separation distances appear to exist to prevent undue overlooking or loss of light.

Accordingly, the proposed development is not considered to result in any significant adverse impact upon neighbouring residential amenity.

Parking and Highway Considerations

The proposal would increase the number of bedrooms within the dwelling from two to three. The Council's pre-application advice identified a requirement to demonstrate sufficient off-

street parking provision for at least two vehicles in accordance with the Havant Borough Parking SPD.

The parking arrangements are illustrated on the submitted plans and should be assessed against the Council's adopted parking standards.

Flood Risk

The Council's pre-application advice identified that a small area of the application site may be susceptible to surface water flooding.

To address this, the proposed ground-floor levels would be maintained at a level no lower than the existing dwelling.

The development would therefore not introduce accommodation at a lower floor level than the existing property, helping to minimise potential vulnerability to surface water flooding.

Biodiversity Net Gain

As the proposal relates to a householder planning application, it is exempt from the mandatory Biodiversity Net Gain requirements.

Conclusion

The proposed two-storey side extension and front porch would provide improved residential accommodation while retaining the established residential use of the property.

The principle of the development has already been acknowledged as acceptable within the Council's pre-application advice.

The proposal seeks to provide a sympathetic addition to the existing dwelling, using complementary materials and an appropriate architectural design.

It is considered that the development would not result in unacceptable harm to neighbouring residential amenity and would remain compatible with the character of the surrounding residential area.

For the reasons outlined above, the proposal is considered to accord with the relevant objectives of the Havant Borough Local Plan and national planning policy.

It is therefore respectfully requested that Havant Borough Council supports the proposal and grants planning permission.