

1. Introduction

This statement supports a retrospective planning application for a new porch to the front elevation and a timber lean-to structure to the side of the dwelling at 3 Priory Road, Netley Abbey. The works were carried out in the belief that they fell within the parameters of permitted development; however, following receipt of a planning enforcement notice (ref. ENF/2025/422), the applicants are seeking to regularise the development through this application.

2. Description of Development

The development comprises two elements:

1. Front Porch Extension:

- Width: 2.75 m
- Depth: 2.29 m
- Height: 3.69 m
- Constructed in red/orange brick and red roof tiles to match the materials of the existing dwelling.

The previous porch measured 1.25 m x 0.9 m, giving an area of 1.13 m².

The new porch has an area of 6.30 m².

The enlarged porch provides a more practical and functional entrance area that complements the overall design and proportions of the existing dwelling.

2. Timber Lean-To Structure:

- Width: 1.76 m
- Length: 5.73 m
- Construction: timber single cavity walls with a lightweight roof covering.

This structure is situated to the side of the dwelling, utilising a previously underused pathway area that offered little functional value. The lean-to now provides secure and weatherproof storage space that is both practical and unobtrusive.

3. Design and Appearance

The materials used for both structures have been carefully chosen to match or complement the existing house, ensuring visual consistency and maintaining the overall character of the property and surrounding street scene. The porch roof tiles and brickwork match the main dwelling, while the timber lean-to remains modest in scale and is largely screened from public view.

4. Justification and Need

The enlargement of the porch was driven by the growing needs of the family. The existing porch was small and impractical, offering very limited space for day-to-day use. The new porch now provides:

- A more functional entrance area for coats, shoes, and pushchairs.

- Improved thermal efficiency and weather protection at the main entrance.
- Better accessibility for young children, prams, and visitors.
- A neater external appearance that enhances the overall frontage of the property.

The side lean-to was constructed to create usable and covered storage in an area that previously served as a narrow, wasted pathway. The new space is used for storing bicycles, garden equipment, recycling bins, and other household items, reducing external clutter and improving the practicality of the property without detracting from its appearance.

5. Planning Policy Considerations

The proposal accords with the general design principles set out in the Eastleigh Borough Council Local Plan and the National Planning Policy Framework (NPPF), specifically:

- Promoting high-quality design that integrates well with existing buildings (NPPF Section 12).
- Encouraging the efficient use of land while maintaining residential amenity.
- Ensuring that small-scale domestic extensions are sympathetic to the host dwelling and local character.

The scale and form of both the porch and lean-to are modest, proportionate, and do not adversely affect neighbouring amenity or the visual character of the street.

6. Conclusion

In summary, this application seeks to regularise minor, well-intentioned domestic improvements that have been designed to blend with the existing dwelling and meet the evolving needs of the occupants. The works are visually appropriate, proportionate in scale, and contribute positively to the functionality and appearance of the property.

The applicant therefore respectfully requests that retrospective planning permission be granted.