

DELEGATED OFFICER REPORT

Site Address:	17 The Thicket, Widley, Waterlooville, PO7 5JL		
Proposal:	Single storey rear and side extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00995	Expiry Date:	05/02/2025
Applicant:	Mr & Mrs Crone		
Agent:	Mr Warburton	Case Officer:	Jennie Fox
	M W Architectural Services		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 17 The Thicket, Widley, Waterlooville, PO7 5JL is a detached bungalow to the north-west of The Thicket. Vehicular access is via a paved driveway from The Thicket, leading to a single detached garage adjacent to the north-east boundary. There is a separate footpath leading to the entrance, and the frontage has otherwise been laid to lawn. The front is bounded by a 1.2m high brick wall and there is a further brick wall adjacent to the entrance door with a pass gate leading to the rear garden. The main dwelling is finished in brickwork and hung tiles with white uPVC fenestration under an interlocking concrete tile roof, and the garage is pebbledashed with corrugated metal sheet roofing. The property has been extended previously, with a flat roofed rear extension and uPVC and brickwork conservatories to the rear of the property. The private rear garden is enclosed on all sides by high close-boarded fencing.
- 1.2 The Thicket curves at the location of the application site such that the frontage of the application side is some 16m wider than at the rear boundary and the site tapers noticeably.
- 1.3 The area immediately surrounding the application site is predominantly residential and comprised of a mixture of one and two storey dwellings in a variety of styles, however the materials within the streetscene are largely similar to those of the host dwelling.

2 Planning History

95/59992/000 - Conservatory to rear, PERM,09/05/1995

APP/18/01154 - Replacement of existing conservatory roof with terracotta replica tiled roof., PERM,06/12/2018

3 Proposal

Single storey rear and side extensions.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Antonia Harrison

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Paul Tansom

No comments received.

Developer Services, Southern Water

Letter dated 2 January 2025

Southern Water has no objection to the above proposal.

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: 8

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 The proposal comprises two single storey extensions, one to the side of the property that would contain a study and one to the rear replacing an existing conservatory used as a utility area. The proposal also includes some minor alterations to build up the flank wall of an existing rear conservatory.

7.4 The existing front elevation of the host dwelling features an inset wall, giving the lounge an additional return window, and the proposed side extension would be set back in line with the inset wall with a window to the front. The flank wall would taper to match the boundary, such that the length of the proposed extension would be approximately 4.85m and the width would be 2.2m to the front and 1.75m to the rear. The proposed extension would be in brickwork to match the host dwelling and have a flat roof with a maximum height of 3m. Although the proposed roof would not match the pitched roof design of the host dwelling, the positioning and fenestration proportions of the proposed extension would mirror the inset wall of the frontage and would appear subservient to the host dwelling, in accordance with the guidance set out in the Havant Borough Council Design Guide SPD and Policy CS16 of the HBLP (Core strategy). It is noted the No.15 has an existing side extension of a similar style and appearance to the proposal.

7.5 The proposed rear extension would be approximately 4.75m in length and would partially replace an existing conservatory. It would have a width of approximately 3.3m and would adjoin another conservatory to the rear, effectively replacing its existing flank wall. The opposite flank wall of the existing conservatory would also be altered to brick instead of glazing. The proposed rear extension would be approximately 3.3m in height, matching the height of the existing rear extension and would have French doors with sidelights to the rear garden and a side facing window. The proposed works to the rear of the property would not be visible from the public realm.

7.6 The proposed materials would match 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) Effect on neighbouring properties

- 7.8 To the north-east is No.19 The Thicket, a semi-detached bungalow that has been previously extended so that its floorplan is similar in length to that of the host dwelling. Due to the curve of the road, the two properties are set at an angle with high close-boarded fencing to the shared boundary. The proposed side extension would be located to the south-west of the host dwelling and would therefore be entirely obscured from view. Whilst the angle of the site would bring the rear wall of the proposed rear extension marginally closer to No.19 than that of the existing conservatory, a minimum separation gap of 4.5m would be retained between the two properties and the existing boundary treatment would remain in place. The proposed side window within the rear extension would serve a secondary room (utility) and would be approximately level with the rear wall of No.19, having no direct views to existing side windows within the flank wall of No.19. It is therefore deemed that the proposed works would have a limited and acceptable impact on this property.
- 7.9 To the south is No.15 The Thicket, a detached chalet bungalow with an existing flat roofed side extension adjacent to the application site. No.15 is at a slightly higher ground level, such that the eaves of its extension sits higher than the eaves of the host dwelling. No.15's extension has no side facing windows and the proposed side extension is therefore considered to be of minimal impact to this property. The proposed rear extension would be largely obscured from the view of No.15 by the existing conservatory, and it is noted that the proposed work to the conservatory wall adjacent to the boundary with No.15 would provide greater privacy.
- 7.10 To the north-west and rear of the site is Dale Lodge, a detached chalet bungalow set at the end of Widley Gardens. Due to the minor nature of the proposals, and that the rear boundary would be at least 24m from any of the proposed works, the impact to Dale Lodge is deemed to be minimal.
- 7.11 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)

- 7.12 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/24/00995

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:

Location Plan

Existing Ground Floor and Proposed Ground Floor Plans

Existing and Proposed Elevations, Sections, and Layout Plan

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.