

Site Address:	48 Lower Road, Havant, PO9 3LJ		
Proposal:	Addition of first floor extension, above existing flat roof kitchen, to create en-suite to rear bedroom. Alterations to external materials.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00459	Expiry Date:	15/07/2025
Applicant:	Mr Fowler		
Agent:		Case Officer:	Jennie Fox
Ward:	Bedhampton		
Recommendation: GRANT PERMISSION			

- 1.1 48 Lower Road is a three storey mid-terrace dwelling to the north-west of Lower Road. The site slopes steeply upwards from the road such that pedestrian access to the front, which is via a paved path shared with No.50, is up several steps and the rear garden contains a series of terraced steps. The rear garden is also unusually long at just over 46m and is approximately 4.5m wide. The property is finished in smooth grey render with white uPVC fenestration under concrete tiles to the main roof, although the front porch and bay window have small pitched slate effect roofs.
- 1.2 The application site is within a predominantly residential area opposite Manor Farm, part of the Old Bedhampton Conservation Area. Old Bedhampton is characterised by a network of early lanes, streams, and a high number of protected trees as well as several listed buildings. The terraced row that the host dwelling is part of is not listed or within the conservation area and has been variously extended and altered so that it now displays a variety of finishes, including brick, render, and cladding. At the rear the properties within the terrace and the terrace immediately to the south-west have a number of additions at both ground and first floor including catslide roofs, dormers, and first floor extensions.

No relevant history.

Addition of first floor extension, above existing flat roof kitchen, to create en-suite to rear bedroom. Alterations to external materials.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

Developer Services, Southern Water

Letter received 11 June 2025

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,
Future Growth Planning Team
[southernwater.co.uk/developing-building/planning-your-development](https://www.southernwater.co.uk/developing-building/planning-your-development)

Officer Comment

An informative relating to the protection of public sewers has been added. It is noted that the connection for this application site is existing and the informative has been worded accordingly.

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: 6

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 is for a first floor addition over an existing ground floor extension and would comprise a catslide roof and a flat roofed first floor extension set within the catslide. The proposed extension would provide an en-suite bathroom to a bedroom. A new rooflight within the rear roof slope, matching the size and style of an existing rear rooflight, would be included to provide natural light to the bedroom.
- 7.4 Nos. 42, 46 and 52 within the same terrace as the host dwelling have very similar catslide roof extensions to the proposal and as such this element would be in keeping with the pattern established by nearby properties and is considered to be acceptable.
- 7.5 The proposed flat roofed extension would be 3.35m in depth, 2.5m wide, and would have a height of approximately 1.7m, level with the existing eaves of the host dwelling. Following discussions with the agent, the proposals were amended to make it clear that the flat roofed addition would be set in from the edge of the catslide roof on both sides and would therefore be perceived as a dormer, similar in style to neighbouring roof additions. The revised proposals would break up the mass and bulk of the proposal such that it would appear subservient to the host dwelling and are therefore considered to be acceptable. It is also noted that the proposals would be neither in nor visible from the conservation area to the south-east.
- 7.6 The materials proposed are Welsh slates to the new catslide roof, matching the existing front porch and bay window as well as the catslide roofs to the properties immediately adjacent. The proposed dormer addition would be clad in grey horizontal cedar weatherboards, similar in colour to the proposed slates. Given the wide variety of materials in the immediate vicinity, the proposed materials are deemed 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.46 Lower Road, a similar property to the host dwelling that has previously been extended with a catslide roof containing 2No. rooflights. The existing catslide roof extension has been built over the party wall so that it is currently slightly encroaching on to the application site and the proposed catslide roof would be built up to this existing extension so that it would not overhang the shared boundary. The proposed flat roofed extension addition would be slightly inset from the shared boundary and would stop well short of the rear wall of the catslide roof extension such that it would not be immediately visible from No.46 or impact any primary windows. The impact to No.46 is therefore deemed to be limited and acceptable.

- 7.9 To the south-west is No.50, also part of the same terrace and of a similar design. No.50 has a catslide roof extension similar to No.46, a rear facing bedroom window at first floor, and a door accessing the dining room at ground floor. The proposals were assessed against sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011) in relation to outlook and light and were found to meet the criteria in relation to the first floor window only. However, it is noted that due to the orientation of the site and existing rear extensions the dining room of No.46 currently receives no direct natural light and the proposals would therefore have no adverse impact on light. A south-west facing window within the proposed dormer would be at high level and obscure glazed; it was noted during a site visit that the host dwelling currently has a door at first floor leading out on to the roof of the existing rear extension such that the proposals would be likely to result in less overlooking than the current arrangements. The proposals would be set away from the boundary of No.50 by approximately 1.4m and would not be directly visible from any windows. The proposals are therefore considered on balance to have a limited and acceptable impact on this property.
- 7.10 To the rear is No. 5 Maple Wood. As the garden of the application site is unusually long, this property would be at a distance of over 55m from the proposals and is also located at a higher ground level. The impact to this property is therefore 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/25/00459 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 received 20 May 2025

Block Plan received 20 May 2025

Proposed Floor Plans 48.02 Rev. B

Existing and Proposed Elevations 48.03 Rev. B

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing south-west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.