

DELEGATED OFFICER REPORT

Site Address:	12 Awbridge Road, Havant, PO9 3SN		
Proposal:	Single storey rear extension		
Application Type:	Full Planning Permission		
Application No:	APP/25/00500	Expiry Date:	05/08/2025
Applicant:	Mr Hayles		
Agent:	Miss Travers-Ayre	Case Officer:	Robert Riley
	Thorns Young		
Ward:	Bedhampton		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two-storey semi-detached dwellinghouse located in Bedhampton. The property features a rear extension. The property features solar panels to the front roofslope. The property is constructed with brickwork for the external walls, and concrete tiles in a gable pitch for the roof.
- 1.2 The application site is in an area that is both urban and residential, with the character of the street featuring similar dwellings in appearance.

2 Planning History

APP/25/00180 - Proposed single storey rear extension, REF,28/04/2025

3 Proposal

- 3.1 Single storey rear extension

Officer comment:

- 3.2 It is noted that the elevation plans are erroneous and the southern and northern elevations have been misidentified on the elevation plans, officers do however, consider the plans in light of this to be readily assessable.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

Following the review of the submitted documents, Southern Water has no objections to the proposed extension works.

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

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)
- (v) Ecology

(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.

- 7.3 This application site has recently featured a planning history featuring the refusal of APP/25/00180.
- 7.4 APP/25/00180 was refused on 28/04/2025 for the following reason:
- 1 The extension by virtue of its depth, width and bulk would result in a disproportionate addition that would detract from the character of the host dwelling and would amount to overdevelopment of the site. Furthermore, the discordant, incongruous and disproportionately elongated feature would harm the character of the area. The proposal would therefore conflict with Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.
 - 2 The extension by virtue of its excessive depth and bulk would result in an overbearing impact on the rear garden of No.10 Awbridge Road and its rear ground floor fenestration, and would result in an unpleasant and oppressive sense of enclosure that would be harmful to the amenities of the occupiers of this neighbouring property. The proposal would conflict with Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.
 - 3 Insufficient information has been submitted to determine the presence and impact on protected species and as such the proposal fails to safeguard biodiversity. The proposal would therefore be contrary to Paragraph 187 of the National Planning Policy Framework (December 2024), Circular 06/2005, Natural England Standing Advice and the Conservation of Habitats and Species Regulations 2017
- 7.5 The current proposal differs to the previous scheme with this proposal moderately reducing the width and depth of the single storey rear extension.
- 7.6 Since the determination of application APP/25/00180 there has been no material change to local or national planning policy relevant to this application.
- 7.7 This report will assess whether the current proposal has overcome the reasons for the previous refusal regarding the single storey rear extension and assess the proposal on its own merits and whether it is acceptable in its own right.

(ii) Appropriateness of design and impact on the character of the area

- 7.8 The extension would be a deep addition to the original dwelling (proposed to be a metre deeper than the original dwelling), with a proposed approximate 8 metre deep and approximately 6.4 metre wide pitched roof extension connecting to the original rear of the dwelling. It would however feature a single storey nature and a modest eaves and ridge height in comparison to the two storey dwelling, resulting in an addition that on balance can be seen as a subservient addition to the main dwelling. Officers, moreover note that the plot is of a generous size, and do not consider it to be of an inappropriate size to the plot of the site. Moreover, in comparison to APP/25/00180 it would not extend beyond the side elevation of the dwelling, further promoting subservience to the existing dwelling.

- 7.9 Officers note that from Awbridge Road that the extension would receive very limited visibility on the streetscene, and whilst the extension may receive limited visibility on Winchfield Crescent at select vantage points on the footpath, that in comparison to APP/25/00180, the reduced depth, bulk and mass would on balance not unacceptably harm the visual amenities of these streetscenes.

Materials

- 7.10 The rear walls would feature light grey cladding and the roof would feature concrete tiles to match the existing property and matching brickwork courses. Whilst the cladding would draw the eye to the extension where visible, owing to its position rear of the dwelling on balance this material palette is considered acceptable.
- 7.11 The design and appearance of the proposal is deemed on balance 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) 2011. It is considered on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 The proposal is considered acceptable regarding overlooking concerns, with fenestration to the southern and eastern elevations at most providing views of boundary treatment and the front garden of No.12 respectively.
- 7.13 Due to the scale, location, nature and sufficient separation distances, No.60 Winchfield Crescent and Nos 40,42 and 44 St Johns Road are considered to be acceptably impacted by the works regarding overshadowing and overbearing concerns.
- 7.14 Officers have identified as important, to assess No.10 Awbridge Road regarding overshadowing and overbearing concerns. Officers do note that the proposal is located south of No.10 Awbridge Road increasing overshadowing impacts and the proposal would as with the rear extension proposed under APP/25/00180 very significantly fail the loss of light depth test as found in the Havant Borough Design Guide SPD under Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours. However officers note, that with reference to the approximate 2.5 metre eaves height facing No.10, that it would not fail the height test. Officers note on balance that with reference to this, that on balance overshadowing impacts would not be so severe to warrant the refusal of this planning application with regards to No.10 Awbridge Road.
- 7.15 The extension would project approximately 8m beyond the rear wall of the adjacent dwelling at No.10 Awbridge Road and be only approximately 1m from the shared boundary. The rear extension would feature a proposed eaves height of approximately 2.5 metres and would feature a proposed ridge height of approximately 3.3 metres. Officer's, note that No.10 features a habitable room with a clear window in close proximity on the rear elevation to the shared boundary. Given the depth and proximity of the development, as well as the relatively close nature to No.10's rear ground floor habitable room and in consideration of the eaves and ridge height in proximity to the shared boundary, it is considered that there would be an unpleasant and oppressive sense of enclosure of the outside amenity space of the neighbouring property.

As a result, the extension would appear overbearing and it is concluded that the living conditions of the occupiers of the adjacent dwelling would be harmed. As a result, there would be conflict with CS Policy CS16, the aims of which include seeking to prevent such detrimental effects.

- 7.16 Consequently, it is considered that the proposal would appear overbearing and would have an unacceptable impact on occupiers of No.10 Awbridge Road, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Ecology

- 7.18 The application site was located under APP/25/00180 as being within 50m of a Notable and Protected Species; Slow Worm. Whilst officers note that the depth and bulk of the extension has been moderately reduced compared to APP/25/00180 no information has been provided as to how this proposal would not unacceptably harm this species. Officers have not requested this from the agent, during the course of the application, given the recommendation for refusal.
- 7.19 With regard to the proposed significant footprint of the rear extension located to the rear garden of the application site containing rear grassland and shrub habitats which would be impacted by the proposed works, it has not been demonstrated that the development would not negatively impact protected species. The proposal would therefore conflict with policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011, the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

8 Conclusion

- 8.1 Whilst the bulk of the proposed rear extension has been reduced, it is still considered to have an overbearing impact upon No.10 Awbridge Road and its rear amenity space and rear ground floor fenestration. Therefore, this aspect of the reason for the refusal of planning permission under APP/25/00180 has not been overcome and the proposal is considered unacceptable with regards to No.10 Awbridge Road.
- 8.2 Insufficient information has been submitted to determine the presence and impact on protected species and as such the proposal fails to safeguard biodiversity. The proposal would therefore be contrary to Paragraph 187 of the National Planning Policy Framework (December 2024), Circular 06/2005, Natural England Standing Advice and the Conservation of Habitats and Species Regulations 2017.
- 8.3 On this basis it is recommended for refusal.
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9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/25/00500 for the following reasons

- 1 The rear extension by virtue of its depth and bulk in proximity to the shared boundary between Nos 12 and 10 Awbridge Road would result in an overbearing impact on the rear garden of No.10 Awbridge Road and its rear ground floor fenestration, and would result in an unpleasant and oppressive sense of enclosure that would be harmful to the amenities of the occupiers of this neighbouring property. The proposal would conflict with Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.
- 2 Insufficient information has been submitted to determine the presence and impact on protected species and as such the proposal fails to safeguard biodiversity. The proposal would therefore be contrary to Paragraph 187 of the National Planning Policy Framework (December 2024), Circular 06/2005, Natural England Standing Advice and the Conservation of Habitats and Species Regulations 2017.