

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension.
LOCATION:	66 Southleigh Road, Havant, PO9 2QJ
REFERENCE NO:	APP/25/00489
APPLICANT:	Mr Leech
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	09/07/2025
APPLICATION EXPIRY DATE:	01/08/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 66 Southleigh Road is a detached two storey dwelling to the east of Southleigh Road. The property has an unusual low pitched roof design and is finished in brick with black horizontal cladding boards to the front at first floor and brown vertical cladding boards to the rear. At the front the dwelling is set back from the road behind an area or hardstanding that provides parking and to the rear there is a small raised patio area immediately behind the property and a large lawned garden bounded by 1.8m high close-boarded fencing and shrub planting. The fencing drops to approximately 1.5m in height on both sides at the line of the existing patio. The dwelling has been previously extended at ground floor to the front under APP/22/01001, and to the rear with a flat roofed single storey addition. The rear garden as measured from the rear wall of the single storey addition is approximately 33m in length and 18m in width.
- 1.2 The area immediately surrounding the application site is residential and is comprised predominantly of large, detached dwellings in a variety of styles and materials.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/25/00200 - Prior notification for single storey development extending 4.1 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 3.8 metres. 66 Southleigh Road, Havant, PO9 2QJ. Withdrawn.

APP/22/01001 - Extension to the front elevation. 66 Southleigh Road, Havant, PO9 2QJ. Permit.

3. **Proposal**

Single storey rear extension.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Developer Services, Southern Water

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.

From reviewing the submitted documents, Southern Water has concluded that the applicant is proposing to use the existing drainage scheme. Therefore, we have no objections. If this is not the case, please send through a drainage diagram showing the proposed drainage.

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

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Arboriculturalist, Tree Team

I can confirm that the TPO Walnut was at the end of its Safe Useful Life Expectancy (SULE) due to the identification of a pathogenic fungus present.

This resulted in an application to fell the tree and re plant with a new tree, the proposed development is not subject to any tree constraints, and I raise no arb objections to the application.

Councillor Phil Munday

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Daniel Berwick

No comments received

6. Publicity and 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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) Impact on a TPO tree
- (v) 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 relates to a single storey addition to the rear of the property that would provide an extension to the existing living area and a canopy over part of the existing raised patio. The proposed drawings indicate that the raised patio would be extended in front of the existing flat roofed rear extension and that an existing door and window set within this extension would be changed to a single window similar in appearance and proportion to other existing fenestration. The extended raised patio would be approximately 0.27m in height. The proposed alterations to the raised patio and ground floor rear fenestration would meet the criteria for Permitted Development and are not further considered here.
- 7.4 The proposal would project 4m behind the existing rear wall of the host dwelling and would be a total of approximately 8.8m in width, with a maximum height of approximately 3.7m. The open canopy area would make up 3.4m of the width. The form of the roof would follow a similar roof design to that of the host dwelling and would integrate well with the existing single storey rear extension. The proposal would not be visible within the street scene and would be finished in brick with fenestration and roof tiles to match the host dwelling. Consequently the proposal is considered to be acceptable.
- 7.5 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

- 7.7 To No.68 Southleigh Road is a detached two storey dwelling to the north of the application site and has previously been extended to the rear at ground floor. The two properties are separated by a distance of approximately 3.7m. A TPO Walnut tree to the boundary is scheduled for removal, please see 7.11 below. The proposals would be at least 11m from the south facing windows to conservatory of No.68 and the property has no other windows with this aspect. It was noted during a visit to the site that the fencing either side of the existing raised patio where the proposal would be located is approximately 0.3m lower than around the rest of the garden, and following discussions with the applicant and agent the drawings were revised to extend the 1.8m fencing in front of the proposed side facing windows. The proposed north facing window within the extended dining area would additionally be set back approximately 5.8m from the shared boundary beneath the proposed canopy. The proposal would also meet the overshadowing guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011) in relation to nearby rear facing windows. The impact to No.68 is therefore deemed to be limited and acceptable.
- 7.8 To the south is No.64 Southleigh Road, a three storey detached property separated from the application site by 1.8m high fencing at the rear. The proposals would be set at least 8m from the nearest side wall of No.64 with the existing flat roofed extension in between. The proposals include a south facing window as well as a rooflight within the south facing roof slope, however, given the separation distance and that the revisions to include an extension to the 1.8m high boundary fencing, the impact to No.64 is considered to be limited and acceptable.
- 7.9 No.1b Fifth Avenue lies to the east and is another two storey detached dwelling. The garden of No.1b is unusually long and extends across the rear of the application site, whilst the main dwelling itself is over 20m to the north of the nearest shared boundary

such that there are no direct views between properties. The proposals would be set approximately 29m from the east boundary and the impact to No.1b is therefore considered to be minimal.

- 7.10 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) Impact on a TPO tree

- 7.11 During an initial visit to the site it was noted that there was a TPO tree within the garden of No.68 which was likely to be affected by the proposal. A further visit to the site was made with the Council's Tree Officer and it was established that the tree in question was diseased and was the subject of a current TPO application (APP/25/00531). Permission to fell the TPO tree has since been granted and it is therefore no longer considered to be a planning constraint.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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/25/00489 subject to the following conditions

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:

Ground Floor P1
First Floor P2
Site Plan P3

Elevations – Front/Rear P4 revision received 2 September 2025
Elevations – Right/Left Side P5 revision received 2 September 2025
3D1 P6 revision received 2 September 2025

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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order (or any order revoking, re-enacting or modifying that Order), close-boarded fencing to a height of no less than 1.8m (but maximum of 2m in height), shall be erected as shown on drawings P4, P5, and P6 (revisions received 2 September 2025). The fencing shall be erected prior to the first use of the extension hereby permitted and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.