

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Construction of extended dormers to side roofslopes and first floor side extension. Alterations to rear doors and fenestration.
LOCATION:	198 London Road, Waterloooville, PO7 7AN
REFERENCE NO:	APP/25/00451
APPLICANT:	Daniels
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	12/09/2025
WARD:	Stakes
SUMMARY RECOMMENDATION:	Refuse

1. Site Description

- 1.1 The application site comprises of a bungalow with converted loft space and side dormers located in Waterloooville. The property has been altered to feature a slate roof and white render for the external walls. The property has recently been altered under APP/18/00720 to split the curtilage to allow the construction of 198A to the rear of the application site.
- 1.2 The application site is in an area that is both urban and residential, with the character of the street featuring a mix of building designs and styles.

2. Planning History

Is there any planning history relevant to the current application?

Yes:

APP/21/00183 | First floor side and rear extension with side dormer and balcony to front and side elevations – Withdrawn – (13th April 2021).

APP/18/00720 | Construction of 1No. 3 bed bungalow with access from London Road (approved 13.11.2018).

APP/18/00009 | Part demolition of existing single storey side extension, extension to the existing north eastern dormer, cladding and render (Approved 26/03/2018).

3. Proposal

Construction of extended dormers to side roofslopes and first floor side extension. Alterations to rear doors and fenestration.

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

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: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Councillor Elizabeth (formerly Dianne) Lloyd	No comments received.
Councillor S Milne	No comments received.
Councillor Simon Hagan	No comments received.
Ecologist	Modern building with no potential for supporting protected species. No further information justified
Southern Water	Following the review of the submitted documents, Southern Water has no objections to the proposed plans.
Portsmouth Water	Portsmouth Water - Asset Network Plans Thank you for your plant location/mapping enquiry. Please find attached the plan(s) showing the approximate position of water mains at the requested location. Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

	Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at http://www.hse.gov.uk/pubns/priced/hsg47.pdf Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets. It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus. Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.
Southern Gas Network	Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries. This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's. The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

	On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.
Southern Electric Network	We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables. Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9. If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

	If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com
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6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Public comments - Number of representations received: 0

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) 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.

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

7.3 The application is for the construction of extended dormers to the side roofslopes, a first floor side extension and for alterations to rear doors and fenestration.

7.4 The alterations to rear doors and fenestration is considered to have an acceptable impact upon visual amenities and the character of the host dwelling.

7.5 Regarding the side dormer/ first floor side extension, it is noted that the dwelling at present features 2No side dormers to the southwestern and northeastern sides of the dwelling. The side dormer to the northeastern elevation is noted to be of a dominant size upon the roofslope of No.198 London Road.

7.6 The proposal would feature to the southwestern roofslope an overdominant dormer set down from the ridge line by approximately 0.07 metres, set up from the eaves line by approximately 0.25 metres and set off from the front gable by approximately 0.45 metres and set off from the rear elevation by approximately 0.45 metres.

- 7.7 To the northeastern roofslope the dormer would be extended and would lead into a flat roofed first floor side extension above the existing side extension to the dwelling.
- 7.8 The Havant Borough Design Guide SPD regarding dormers, states “*Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*”. The dormers would be extremely dominant on both roofslopes of the dwelling owing to very limited set off from the front and rear, and by virtue of very limited set off’s from the eaves and ridge lines and moreover would feature a flat roofed design out of keeping with the existing dwelling.
- 7.9 Regarding first floor side extensions, The Havant Borough Design Guide states “*It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height*”. The design of the first floor extension would feature a limited set off from the ridge line and feature a very limited set back from the front elevation. Owing to its flat roofed design it would dominate the main frontage of the dwelling, and would by virtue of its bulk and flat roof design, create a box like appearance with an incongruous design. This would be contrary to Policy CS16 of the Havant Borough Local Plan, which desires that developments “Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site” and “*Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors*”.
- 7.10 Regarding the wider streetscene, it is noted that dwellings to the south of the application site, are pitched, with gabled and hipped roofs, and it is considered that the design of the works would create an unacceptable jarring effect when viewed on the wider streetscene detracting from the existing streetscene.

Materials

- 7.10 The works state the external walls of the dormers would feature matching tilework to the main dwelling, but no roof materials have been specified, the fenestration changes have also not been specified by the agent. Were permission to be forthcoming, the material finishes could be conditioned to secure a suitable material finish for the proposal.
- 7.11 The design and appearance of the proposal is deemed inappropriate in context to the main building and is therefore considered to be unacceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core strategy) 2011. It is considered that the scheme would result in an unacceptable adverse impact on the visual amenity of the locality.

(iii) **Effect on neighbouring properties**

- 7.12 To the southwestern, northeastern and southeastern sides of the application site are No.196 London Road, No.200 London Road and 198A London Road. Due to proximity, the main impact to assess would be with regards to these properties.

No.196 London Road

- 7.13 The dormer/first floor side extension to the northeastern elevation of the property would not impact this property. The proposed alterations to rear doors and fenestration would also acceptably impact this property. The dormer on the southwestern elevation has been considered important to assess. The dormer would have 1No side window, this would replace an existing window and would face No.196's roofslope which is considered acceptable. Regarding overshadowing and overbearing concerns, it is noted that there is 1No bedroom window on the northeastern elevation of No.196. The dormer with a height at approximately 5.1 metres above ground level and with a separation distance of approximately 3 metres from the 1No clear bedroom window, would unacceptably overshadow this bedroom window and would lead to an unacceptable increase in the sense of enclosure of this bedroom window.

No.200 London Road

- 7.14 The dormer on the southwestern roofslope would not impact this property. The proposed alterations to rear doors and fenestration would also acceptably impact this property. Regarding the northeastern side dormer and first floor side extension, as the overshadowing and overbearing impacts would primarily impact No.198's side access and No.200's front driveway, officers do not consider that there would be an unacceptable increase of these concerns. Regarding overlooking, the front window would acceptably impact No.200 as this would only provide oblique views over their driveway. There would be 1No side window, however as this would face driveway space and would reduce the number of windows on this elevation, it is considered acceptable regarding overlooking concerns.

198A London Road

- 7.15 The proposed dormers and first floor side extension are considered to have an acceptable impact regarding overshadowing and overbearing concerns. Regarding overlooking concerns, the fenestration to the front and side of the dwelling would acceptably impact this property. There would be fenestration changes to the rear, however as this would not materially increase levels of overlooking of No.198A London Road, this is considered acceptable.

(iv) **Biodiversity Net Gain (BNG)**

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

(v) **Ecology**

- 7.17 Due to extensive works to the roof, the Council's Ecologist was consulted during the application process. Regarding this, the Council's Ecologist has stated "*Modern building with no potential for supporting protected species. No further information justified*".

8 **Conclusions**

- 8.1 The proposed dormers and first floor flat roofed side extension would by reason of its design, height, mass and bulk result in an unacceptable incongruous and discordant form of development that would harm the character and appearance of the existing building and the surrounding area. The dormers would dominate the existing roof slope and in combination with the first floor side extension would create the appearance of a two storey flat roof property when viewed from ground level on the streetscene. Furthermore the proposed dormer on the southwestern roof slope would have an unacceptable overbearing and overshadowing impact on No.196's side bedroom window and would result in harm to residential amenity. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan and Havant Borough Council Design Guide SPD 2011 and the National Planning Policy Framework. On this basis it is recommended for refusal.
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9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Refuse for application APP/25/00451

For the following **reason**:

The proposed dormers and first floor flat roofed side extension would by reason of its design, height, mass and bulk result in an unacceptable incongruous and discordant form of development that would harm the character and appearance of the existing building and the surrounding area. The dormers would dominate the existing roof slope and in combination with the first floor side extension would create the appearance of a two storey flat roof property when viewed from ground level on the streetscene. Furthermore the proposed dormer on the southwestern roof slope would have an unacceptable overbearing and overshadowing impact on No.196's side bedroom window and would result in to residential amenities. The proposal would therefore conflict with policy CS16 of the Havant Borough Local Plan and Havant Borough Council Design Guide SPD 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,

Your application is considered unacceptable for the reasons set out in this Decision Notice.

- 2.** This decision has been made having regard to the following plans;

Location plan: Uploaded 27/08/2025

Block plan: Uploaded 27/08/2025

Drawing Number: PG.1037.25.1 : Existing plans: Uploaded 27/08/2025

Drawing Number: PG.1037.25.2 Rev C : Proposed plans and elevations:
Uploaded 27/08/2025