

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00601

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Proposed single storey front extension to create a porch and W/C

SITE ADDRESS: 38 Roundway, Waterlooville, PO7 7QD

AGENT DETAILS: Thorns-Young

APPLICANT DETAILS: Mr Patel

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 09 September 2025

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

This application site comprises a two storey, semi-detached dwellinghouse located on corner plot to the west side of Roundway, Waterlooville. This property has a cat slide roof slope to the principal elevation, and the rear is set at a full two storeys with the elevations formed from brickwork and render. The area is predominantly residential in character, with properties set back from the highway.

2 **Planning History**

None Relevant

3 **Proposal**

Proposed single storey front extension to create a porch and W/C

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Not required

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

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 front extension to the property. The proposed extension would bring the front north east section of the front elevation flush with the existing protruding front elevation and would be for the purposes of a porch area and a W.C. The proposal would have a depth of 1.4m, a width of 3.2m; and eaves height of 2.5m with a maximum height of 3.9m. The roof would be a mirror of the existing front roof over the existing front elevation. The proposed materials are roof tiles and render to the elevations to match the existing property.

The adjoining neighbour property to the south (No.40) have extended their frontage previously, the proposal would give a balanced appearance to the properties and would not have a harmful visual appearance to the character of the street scene.

7.4 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

7.5 Due to the property being located on a corner plot and the location of the proposed extension it is not considered to have a harmful impact upon the neighbouring properties to the north, south, east and western boundaries.

- 7.6 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)

- 7.7 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00601 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Block Plan – Drawing No. 9169 · 25 · 0

Existing and Proposed Plans – Drawing No. 9169:25 A

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with paragraphs 39-51 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:

- Your application was acceptable as submitted and no further assistance was required.