

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension with new gable roof form including 4no. side facing dormers to facilitate additional bedrooms. Change of facing materials with render and grey roof tiles. Demolition of Existing Garage.
LOCATION:	21 Milton Road, Waterloo, PO7 6AB
REFERENCE NO:	APP/25/00592
APPLICANT:	Martin
CONSULTATION EXPIRY DATE:	15/10/2025
APPLICATION EXPIRY DATE:	04/09/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

Please see DM Officer DRAFT report in Files.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

{{SiteHistory.arcusbuiltenv__Related_Record_Link__c}.html}

3. Proposal

Single storey rear extension with new gable roof form including 4no. side facing dormers to facilitate additional bedrooms. Change of facing materials with render and grey roof tiles. Demolition of Existing Garage.

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
Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. Statutory and Non Statutory Consultations

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

Why the [Redacted] have you sent this to me and everyone else who commented on the appalling plan for western road havant? This is in Waterloooville, and, not only that, weve got to go back in time in order to comment. Lol. This just sums up the total incompetence of hbc and all councils. Totally useless. No wonder the country is bankrupt when you lot are overpaid useless [Redacted].

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00592

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 Proposed Site Plan 25409-103-PL Rev D Proposed Floor Plans 25409-102-PL Rev E Proposed Elevations 25409-201-PL Rev E 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 windows in the first floor on the side elevations facing north-east and 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.
5	The windows in the single storey rear extension hereby permitted on the side elevations facing north-east and south-west shall have a minimum cill height of no less than 1.7m above finished floor level and shall be 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.
6	The development hereby approved shall not be brought into use until 3No. car parking spaces have been laid out and provided for the parking of vehicles in accordance with the approved Proposed Site Plan. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site. Reason: To ensure adequate on-site car parking provision with suitable drainage is provided in accordance with the Havant Borough Parking Standards SPD and Policies DM13 and CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
7	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 in place of the boundary wall that forms part of the garage to be demolished. 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:

8	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.
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