

DELEGATED OFFICER REPORT

PROPOSAL	Two storey rear extension and dormer creation to front elevation.
LOCATION:	14 Roundway, Waterloooville, PO7 7QA
REFERENCE NO:	APP/25/00772
APPLICANT:	Mr Joss Lambert
CONSULTATION EXPIRY DATE:	21/10/2025
APPLICATION EXPIRY DATE:	25/11/2025
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The application site comprises of a bungalow with rooms in the roof, located in Waterloooville. The dwelling features a front and rear garden, with parking to the side and front of the dwelling. The property's materials feature render and brickwork for the external walls and brown concrete tiles in a gable pitch for the roof.
- 1.2 The application site is in an urban and residential area, with the streetscene, featuring similar properties in evidence.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Two storey rear extension and dormer creation to front elevation.

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 Ryan Brent	No comments received.
Councillor Gwen Robinson	No comments received.
Councillor Peter Wade	No comments received.
Ecologist	OK, think this one is fine. Modern interlocking roof tiles and what looks like tight fitting sections of hanging tile/cladding. No records of bat roosts in similar properties nearby. Nothing for me to justify further information.

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.

Number consulted: 7

Public comments - Number of representations received: 1

Comment:	Officer comment:
Redacted neutral comment about overshadowing.	The agent has sent over a 45-degree angle test with regards to depth and height during the application process, which is assessed 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 works would be readily visible on the streetscene with regards to the proposed front dormer.

- 7.4 Regarding the proposed front dormer, the Havant Borough Design Guide SPD states “*Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. 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*”. Whilst the dormer would feature a flat roof, it would be of a very small scale upon the front roof slope of the property and would feature a set off from the eaves line of approximately 1.4 metres and from the ridge line of approximately 2.2 metres. Officers note, that most properties near to 14 Roundway feature similar flat roof dormers, as what is proposed for a secondary front dormer at this property. With regards to this, officers consider that the front dormer would have an acceptable impact upon the character of the dwelling and upon visual amenities.
- 7.5 Regarding the proposed two storey rear extension, the Havant Borough Design Guide SPD states “*Rear extensions should be sympathetic and subservient to the original design of the building*”. Officers note that the two storey rear extension would feature a modest footprint, with a proposed depth of approximately 2.4 metres and a proposed width of approximately 3.7 metres. Officers note it would feature a subservient hipped design and would feature a lower ridge line than the existing property by approximately 0.9 metres. With regards to this, officers consider that the two-storey extension would be a subservient addition and consider it to have an acceptable impact upon the character of the dwelling and upon visual amenities.

Materials

- 7.6 The proposed two storey rear extension would feature matching materials to the existing property which is considered acceptable. The proposed dormer would feature a felt roof and grey cedar cladding for the external walls, officers do not consider this to detract from the streetscene and consider this acceptable.
- 7.7 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) 2011). 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**

- 7.8 Regarding the proposed front dormer, it would be approximately 24.8 metres from adjacent properties front elevations and this is considered acceptable concerning overlooking. The dormer, with reference to its proposed location and scale is considered acceptable regarding overshadowing and overbearing concerns.
- 7.9 Regarding the proposed two-storey rear extension, regarding overlooking, there would be rear fenestration, which would provide oblique views of the rear gardens of Nos 16 and 12 Roundway, however this is considered acceptable. The rear fenestration would be approximately 14.8 metres from the rear boundary of No.14 Roundway, and this is considered to impact properties to the rear of the application site acceptably, exceeding the 10 metre guidance from rear first floor windows to the rear boundary desired by the Havant Borough Design Guide SPD. Regarding overshadowing and overbearing impacts, the agent has sent over a 45-degree angle test regarding depth and height as found in Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours of the Havant Borough Design Guide SPD. This shows that Nos 12

and 16 would be acceptably impacted regarding their rear windows and moreover it is noted that No.12 features no clear side windows to their southwestern side. Regarding this, officers consider that the proposal would be acceptable regarding overshadowing and overbearing concerns and moreover note that the rear extension would not protrude beyond Nos 12 and 16.

- 7.10 Consequently, it is considered that the proposal would 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) 2011. It is noted one neutral letter was received with respect to the scheme.

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

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

(v) **Ecology**

- 7.12 Due to works to the roof, the Council's Ecologist has been consulted during the application process, and has stated *"OK, think this one is fine. Modern interlocking roof tiles and what looks like tight fitting sections of hanging tile/cladding. No records of bat roosts in similar properties nearby. Nothing for me to justify further information"*. In light of these comments, officers consider unacceptable impacts to protected bat species, unlikely, and consider the proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

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/25/00772

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:

Drawing Number: LAMBERT_01A Revision B : Amended existing and proposed plans:
Uploaded 27/10/2025

Block Plan: Uploaded 07/08/2025

Location Plan: Uploaded 07/08/2025

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.

Informative:

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:

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