

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Variation of Condition 2 of APP/23/00384 to alter the design of the rear extension as well as the alteration of fenestration and rear dormer
LOCATION:	36 Cowan Road, Waterloooville, PO7 5TR
REFERENCE NO:	APP/25/00659
APPLICANT:	Carpenter
APPLICATION TYPE:	Removal/variation of conditions
CONSULTATION EXPIRY DATE:	04/12/2025
APPLICATION EXPIRY DATE:	19/11/2025
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Cowan Road, Waterloooville. This property has a tiled, pitched roof with tile hanging and brickwork to the elevations. The property is set back from the road with a front garden area forming an open boundary to the public highway. There are trees sited alongside the side boundary of the site as are a row of brick built store buildings, the majority of which belong to the apartment building to the south east and are accessed from that side

2. Planning History

[Planning Application - APP/23/00384](#)

[Planning Application - APP/22/00378](#)

[Planning Application - APP/22/00992](#)

3. Proposal

Variation of Condition 2 of APP/23/00384 to alter the design of the rear extension as well as the alteration of fenestration and rear dormer

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.

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)
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: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

No objection – the proposal will have no further impact than that already agreed

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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 14

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) Trees
- (v) Parking

- (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. The application in this case proposes changes to a scheme previously approved under APP/25/00659, and therefore the main considerations relate to assessing the impact of the changes when compared with the approved (and still extant) scheme.

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

- 7.3 This proposal comprises an alteration to the previously approved dormer whereby the dormer would come marginally higher in the roof towards the ridge line. The applicant has confirmed this is for Buildings Regulations purposes. For this reason, and having regard to the modest nature of the change, it is considered that, on balance, the impact of the proposal in this respect is acceptable.
- 7.4 The proposal also includes alterations to the rear extension with a redesign consisting of a flat roof and raised lantern rooflight to the elevations. It would have bi-fold doors to the rear elevation and a window to the side elevation (south west side). The elevational alterations proposed are considered to be in keeping with both the host dwelling and the surrounding area and are considered to be acceptable.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building, and when having regard to the previous approval, 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

7.6 Given the modest nature of the dormer alterations, and the set-off of the rear extension from adjoining boundaries, the proposal is not considered to have any greater impact than the proposal agreed under APP/23/00384 on the apartment building to the south east or to no 43 Cunningham Road to the rear. The attached property, no 34 Cowan Road is also not deemed to be impacted by the proposed revisions. Consequently, it is considered that the proposal will not appear overbearing or lead to an unreasonable 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) Trees

7.7 Havant's Arboricultural Officer has been reconsulted and has no objection to the proposed changes as they would not have any increased impact on the trees than that agreed under APP/23/00384.

(v) Parking

7.8 The proposal would result in 4 bedrooms (the study in the main dwelling would be counted as a bedroom for parking purposes). This would require 3 on site parking spaces to the front of the property which have been shown on the originally approved site plan.

8 Conclusions

- 8.1 The proposed changes to the scheme approved under APP/23/00384 are acceptable in principle, are appropriate in terms of design and their impact on the character of the

area, and would have a limited and acceptable impact on the neighbouring properties. On this basis the application is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00659

Conditions:

- 1 The development must be begun not later than 25th September 2026.

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:

22 Aug 2023 21007-STA-ZZ-ZZ-DR-A-2100-P09
PROPOSED SITE PLAN

30 May 2023 21007-STA-ZZ-ZZ-DR-A-1110-P02
LOCATION PLAN

07 - Proposed Planning Drawing - REV B
Tree Survey, Arboricultural Impact Assessment and Method Statement
(Reference 22_5837_02_11).

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 Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

- 5 Tree Protection: Levels:

No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to

and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

6 Tree protection measures:

The development hereby permitted shall only be carried out in accordance with Tree Survey, Arboricultural Impact Assessment and Method Statement (Reference 22_5837_02_11).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

7 Foundations:

No development other than demolition works shall commence until details of special foundations that will be able to 'bridge' the rooting areas of trees or foundations that can be inserted through the root system without causing harm to the trees of the neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the continued health and presence of such existing trees and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

8 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer bathroom window in the first floor on the rear elevation facing south west shall be fitted with 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.

10 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

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 was acceptable as submitted and no further assistance was required.