

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension, infill walls and garage door added to existing carport structure, new porch canopy and alterations to elevation materials
LOCATION:	6 Stirling Avenue, Waterloooville, PO7 7NH
REFERENCE NO:	APP/25/00755
APPLICANT:	Tom Forsyth
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	21/11/2025
APPLICATION EXPIRY DATE:	20/11/2025
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 6 Stirling Avenue is a detached two storey dwelling to the south-west of Stirling Avenue. The property is finished in light red brickwork and vertical timber panelling with decorative stone at first floor. The fenestration is in white UPVC under a gable ended concrete tile roof that catslides down of the south-east side so that part of the building is only one and a half storeys high. Vehicular access is via a driveway adjacent to the north-east boundary leading from Stirling Avenue to a car port with brick piers and a single garage behind. The frontage is approximately 6.5m long and 16m wide and has been otherwise mostly laid to lawn. At the rear, the property has previously been extended with a conservatory and the private garden is approximately 12m long and 16m wide. To the north-east and south-west boundaries the garden is surrounded by approximately 1.8m high close-boarded fencing. To the north-west fence there is additional horizontal panelling that raises the height to approximately 2.4m
- 1.2 The area immediately surrounding the application site is residential, with nearby properties in Stirling Avenue and Hurstville Drive of a similar character to the host dwelling with distinctive catslide roof designs. The majority of dwellings are finished in cladding or tile hanging of various types in addition to brickwork, although No. 38 Hurstville Drive to the south-west has been partially rendered. Waterloooville Cemetery lies approximately 32m to the north of the site.

2. Planning History

No relevant history

3. **Proposal**

Single storey rear extension, infill walls and garage door added to existing carport structure, new porch canopy and alterations to elevation materials

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Councillor Simon Hagan No comments received.
Councillor Elizabeth Lloyd No comments received.
Councillor Sarah Milne No comments received.

6. **Publicity and 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: 7

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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)

(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 proposals comprise the removal of the existing porch and conservatory, which would be replaced with a small front extension and full-width rear extension. Along with internal alterations, the proposed rear extension would form part of a larger open-plan living area. The existing carport would be made into a garage by enclosing it to the front and side, and a number of changes to the external materials are proposed.

7.4 The proposed rear extension would be approximately 2.8m in length and 8.9m in width, spanning the entire width of the host dwelling and joining on to the side wall of the existing garage. It would have a maximum height of approximately 3.1m with a flat roof and centrally located lantern. The proposed rear extension would not be visible within the street scene, would be suitably subservient to the host dwelling, and is therefore considered to be acceptable.

7.5 The proposed alterations to the carport would not result in any additional floor area or height, but would infill existing gaps between the brick piers and add a garage style door to the front. It is noted that No.4 adjacent has made similar alterations. The proposals would result in a relatively minor change in overall appearance and would not reduce parking provision within the site. The proposed carport alterations are therefore considered to be acceptable.

7.6 The proposed porch would be on a similar footprint to the existing porch with a maximum height of approximately 2.5m. The roof canopy would overfly the front wall by approximately 0.8m. The changes in appearance from the existing porch would be minimal and the proposed porch is therefore considered to be acceptable.

7.7 The materials proposed are white or off-white render to the front and rear of the host dwelling, replacing the existing stone and timber cladding, and to the proposed rear extension and new side wall enclosing the carport. Timber cladding is proposed between the first floor front facing windows, to the replacement porch, and to the front wall above

the new garage door. The garage door would also be in timber. The proposed works include replacing the existing white uPVC window frames in black with roof trim and rainwater goods to match. The proposed materials would give the property an overall more modern appearance and it is noted that there is a wide variety of materials in the local area, including light coloured render and different types of cladding. Nos.39 and 46 Hurstwood Drive nearby have also had similar replacement fenestration in dark colours previously. The proposed materials are therefore deemed to be acceptable.

- 7.8 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

- 7.9 To the north-west is No.4 Stirling Avenue, which is a similar style property to the host dwelling. No.4 has a small single storey rear extension attached to its garage and, as mentioned in 7.5 above, the original carport has been converted into a garage. No.4 is at a slightly lower ground level than the host dwelling and has three small south-east facing windows at ground floor, serving an entrance hall, W.C., and kitchen/utility area. There is an additional kitchen window facing the rear garden and the W.C. window is obscure glazed. The proposals would not result in any changes to the existing carport roof or extend beyond the existing side and front walls. The proposed porch would be located behind the bulk of the host dwelling with only a small amount of the overhanging canopy visible from No.4, and the proposed rear extension would be behind the existing garage such that only the edge of the roof would be visible. Whilst the carport alterations would result in some minor loss of light and outlook to the existing side windows, they would not affect primary living accommodation and would not be unacceptably adverse to the overall amenity currently enjoyed at this property. The impact to No.4 is therefore considered to be limited and acceptable.
- 7.10 Nos.35 and 37 Hurstville Drive lie to the south and south-east and are set at a right angle so that the rear gardens of these properties face the site. Both properties are at a slightly higher ground level than the application site and are well separated from the proposed rear extension and porch by at least 10.8m and the proposed carport alterations would not be visible. Existing boundary treatments would remain in place. Given that the proposed additions would be at single storey only, the impact to Nos.35 and 37 is considered to be limited and acceptable.
- 7.11 No.26 Lower Bere Wood lies to the south-west and is a large, detached dwelling with a swimming pool in the rear garden. The proposed rear extension would be set at least 9.2m from the shared boundary and 21.5m from the property at No.26 and the fencing between the two properties is particularly high at approximately 2.4m. The proposed porch and carport alterations would not be visible from No.26. Consequently the impact to this property is considered to be limited and acceptable. There are no other immediately adjacent properties.
- 7.12 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)

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

8 Conclusions

- 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.
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9. RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00755 subject to the following conditions

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 and Block Plan D8425_21/01 P1
Proposed Floor Plan, Section and Elevations D8425_21/10 P4

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.

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:

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