

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Single storey side (west) extension to provide a wet room shower and kitchen extension.
LOCATION:	52 The Dale, Waterlooville, PO7 5DE
REFERENCE NO:	APP/25/00786
APPLICANT:	Mrs Lesley Sloley
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	27/11/2025
APPLICATION EXPIRY DATE:	27/11/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 52 The Dale is a two storey semi-detached dwelling to the southern side of The Dale. The property is finished in brick at ground floor with cream render to the first floor and hanging tiles to a first floor bay window. The fenestration is in white uPVC and the roof is in plain tiles with a double hipped design. There is a driveway adjacent to the west boundary leading to a single garage at the rear of the host dwelling and part of the roof forms a catslide over the driveway. The garage is detached from the main house and adjoins the garage of the neighbouring property to the west; the agent has noted on the submitted drawings that it is currently in use as a store. The frontage of the site has been block paved to provide additional parking and has a low wall to the front boundary and low hedging to the east. There is no boundary treatment to the west boundary in front of the garage, although The Dale is on a slight slope and the edge of the site is delineated by a step down. Immediately behind the main house there is a patio and a small rear conservatory. The garden is approximately 47m in length, as measured from the rear wall of the main house, and 10.2m wide and has otherwise been laid to lawn.
- 1.2 The area immediately surrounding the application site is residential and is comprised predominantly of detached and semi-detached two storey dwellings, many of which share the distinctive catslide roof design of the host dwelling. A number of properties nearby have previously extended to the side to create garages and further living accommodation.

2. Planning History

No relevant history.

3. Proposal

Single storey side (west) extension to provide a wet room shower and kitchen extension.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM13 (DM13 Car and Cycle Parking on Residential Development)

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**

Arboriculturist

Thanks very much for the consultation, it is welcoming that the Agent has considered the off site tree and highlighted this as part of the application.

Due to the size of the tree and the distance from the proposed development I can confirm that there are no Arboricultural constraint for this project and I raise no objection.

Councillor Caren Diamond

No comments received.

Councillor Antonia Harrison

No comments received.

Councillor Paul Tansom

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: 8

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) Parking provision
- (v) Impact to trees
- (vi) 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 a single storey side extension containing an extended kitchen area and downstairs shower room. The initially submitted drawings showed discrepancies in proposed fenestration and have since been corrected, with the addition of a proposed west elevation.

7.4 The proposed side extension would be approximately 8.15m in length, 2m in width and would have a flat roofed design to a maximum of approximately 3.05m high set behind the existing catslide roof. It would be finished in brick and white uPVC fenestration to match the host dwelling. The extension would remove an existing brick wall in order to form a side path and retain a separation distance of approximately 1.05m to the nearest

boundary. A single high-level window is proposed in the side elevation. Given that side extensions of a similar nature are well established in the local area, the proposed addition is considered to be acceptable.

- 7.5 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

- 7.6 To the east is No.54 The Dale, which is the other half of the semi-detached pair. As the proposals would be to the west side of the host dwelling and would not extend beyond the existing front and rear walls they would not be visible from No.54, and are therefore considered to have a minimal impact on this property.
- 7.7 To the west is No.52 The Dale, which is set at a very slightly lower level than the host dwelling. No.52 has east facing side windows at ground floor from an entrance hall and kitchen and at first floor from a landing and bathroom. Further clarity on the design of a proposed side window was sought and the agent has confirmed that this would be both high-level and obscure-glazed, resulting in no additional overlooking or loss of privacy. The proposed extension would be at single storey only and would be inset from the shared boundary by at least a metre, thereby meeting the overshadowing guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). Consequently the impact to No.52 is considered to be limited and acceptable.
- 7.8 Nos.61 and 63 The Brow lie to the south and rear of the site. These properties also have long gardens such that the proposals would be at least 47m distance from the nearest shared boundary and 81m from the properties themselves, and would also be largely obscured behind the existing garage when seen from the south. As such the proposals are deemed to have a minimal impact on Nos.61 and 63.
- 7.9 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) Parking provision

- 7.10 The proposals would result in the loss of part of the existing driveway, however the existing blocked paved frontage is to be retained and the agent has provided drawings indicating that there would be sufficient space available for at least two vehicles. As the property has three bedrooms the proposals are therefore deemed to be in accordance with Policy DM13.

(v) Impact to trees

- 7.11 The agent has provided a Tree Survey, however it is noted that the tree in question is a small Cherry Plum that would be over 12m from the proposal and the Council's Arboriculturist has therefore concluded that the proposals are in line with Policies CS11 and DM8 of the HBLP (Core Strategy)

(vi) Biodiversity Net Gain (BNG)

- 7.12 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.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00786 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:

Existing and Proposed Plans and Elevations GSAL2543/01C
Tree Survey GSAL2543/03
Design and Access Statement

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.

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:

- You were updated about issues after the initial site visit.