

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension with flat roof
LOCATION:	1 Oakhurst Drive, Waterlooville, PO7 7PN
REFERENCE NO:	APP/25/00743
APPLICANT:	Little
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	02/12/2025
APPLICATION EXPIRY DATE:	01/01/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a detached chalet bungalow located on the west side of Oakhurst Drive. This property has a pitched roof which forms a catslide roof over an internal garage to the front elevation. To the rear elevation is a large dormer and pergola structure. The site benefits from on site parking . The area is residential in character.

2. Planning History

None relevant

3. Proposal

Single storey rear extension with flat roof

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**

Southern Water

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Officer comment: *Drainage matters associated with householder applications such as this are a matter for separate Building Regulations legislation.*

Portsmouth Water

No comment received

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

Number consulted: 11

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

(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 This proposal comprises a single storey rear extension which would replace the existing pergola roof structure. The extension would have dimensions of approximately 2.7 metres height, 4.3 metres depth and 12.3 metres width. It would feature bi-fold doors to the rear elevation serving a newly created kitchen/dining area. The extension would be split, partially forming a utility room which would be served by a rear elevation window and side elevation window. Two raised lantern rooflights would be set within the flat roof. Materials would match the main dwelling.

7.4 The extension would not be highly visible from the public realm, being located behind the main dwellinghouse. It is also considered to be subservient to the main property in regard to its scale and design.

7.5 Overall, 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 north of the application site is no 3 Oakhurst Drive – there is an outbuilding located on this side and therefore the extension would not result in any harm to the amenity of this property.

7.7 To the south east of the application site is no 43 Cavendish Drive. These properties are angled away from one another, and a large separation distance would remain between no 43 and the application site. No harmful impact on the amenity of this property has been identified.

7.8 There would be over 50 metres separation distance between no 1 and no 8 Cavendish Close to the rear.

7.9 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.

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 Approve with conditions for application APP/25/00743 subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

05/11/2025	Proposed Floor Plan
04/11/2025	Proposed Rear Elevation
04/11/2025	Proposed Side Elevation
04/11/2025	Proposed Side Elevation
22/9/2025	Location Plan
22/9/2025	Site Plan

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:

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,

You were updated about issues after the initial site visit,

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