

DELEGATED OFFICER REPORT

PROPOSAL	Single Storey Rear Extension
LOCATION:	22 Frances Road, Purbrook, Waterlooville, PO7 5HH
REFERENCE NO:	APP/25/00940
APPLICANT:	Mr David Myles
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/12/2025
APPLICATION EXPIRY DATE:	27/01/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site is a two storey semi-detached dwelling located in the Purbrook Ward. The property is faced in a mix of red brick and pebble dash render and has a tile roof. There is a single storey extension to its rear. The property benefits from a driveway to its front and a large, enclosed garden to the rear which houses several outbuildings. The wider locality is entirely residential in character and contains a mix of two storey dwellings and some bungalows.
- 1.2 The property is not listed and is not within a Conservation Area. There are no TPO protected trees on or adjacent to the site.

2. Planning History

No relevant planning history.

3. Proposal

- 3.1 The proposal seeks permission for a single storey rear extension. The extension would connect to the side of an existing single storey rear element and project to the same depth and height. The combined built form would span the rear of the property, effectively squaring it off a ground floor level.

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

DM13 Car and Cycle Parking on Residential Development

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

Cllr C Diamond No comment received
Cllr A Harrison No comment received
Cllr P Tansom 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.

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

Number consulted: 7

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
- (v) CIL
- (vi) Biodiversity Net Gain

- (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 proposal seeks an extension to the existing property.
- 7.3 The principle of development is considered acceptable subject to a detailed assessment of planning matters outlined below.

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

- 7.4 The proposal would see an infill single storey rear extension. The extension would connect to the existing rear flat roofed extension and would project to the same depth and height, forming one large flat roofed extension to span the width of the dwelling. The combined bulk and massing of the extensions would remain as visually subservient additions to the property. The projection beyond the original rear wall is broadly in keeping with similar extension found along Frances Road and would not appear out of place. The rear gardens in Frances Road are longer than average and ample garden space would remain.
- 7.5 The proposed materials would be faced in a pebble dash render to match the existing. Windows and patio doors would also be in keeping with the character of the dwelling.
- 7.6 The extension would be to the rear of the property and would not be visible from surrounding public vantage points. The design and appearance of the proposal is deemed appropriate in context to the dwelling 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

- 7.7 The proposal would infill the space between the existing single storey rear extension of the application property and the single storey rear extension on the rear of the adjoining dwelling (No. 24 Frances Road). The proposed extension would project roughly 700mm beyond the neighbour's rear extension and would comply with the 45 degree guide. The development would contain rear facing bifold doors which would provide an outlook directly over the applicant's rear garden and would not allow for direct overlooking of the attached neighbouring plot or the plot of the detached neighbour at No.20.
- 7.8 An existing window on the west elevation of the existing extension would be blocked up and a new high level window would be provided. This window would serve a wetroom and would be obscure glazed, thus avoiding potential for overlooking between the applicant and detached neighbour. A condition shall be imposed to ensure the appropriate level of obscure glazing is installed and retained thereafter.
- 7.9 Remaining separation distances to the dwellings to the rear are significant and would ensure no adverse impact to occupants of these dwellings.

7.10 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).

(iv) Parking

7.11 The development would not impact existing parking and access arrangements for the property and would not generate a requirement for additional parking spaces. The proposal is therefore acceptable against Core Strategy Policy DM13.

(v) CIL

7.12 The proposal is not CIL liable as it would be a householder development below 100sqm in area.

(vi) Biodiversity Net Gain

7.13 The proposal is a householder planning application which is exempt from providing mandatory BNG.

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/25/00940

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
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2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan</p> <p>Block Plan</p> <p>MYLES_01 Rev A</p> <p>Biodiversity Checklist for Householder Applications</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>
4	<p>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted, the window in the ground floor on the west elevation to serve a wetroom, as shown on drawing MYLES_01 Rev A, shall be fitted with textured glass with obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.</p> <p>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.</p>

Informatives:

1	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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