

DELEGATED OFFICER REPORT

PROPOSAL	Single Storey flat roofed rear extension.
LOCATION:	7 Gitsham Gardens, Waterlooville, PO7 5EH
REFERENCE NO:	APP/25/00939
APPLICANT:	Mr & Mrs Bincham
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/12/2025
APPLICATION EXPIRY DATE:	22/01/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application property is an end of terrace, two storey dwelling located in the Purbrook Ward. The property and adjoining properties date from the Mid-C20 and are typically faced in red brick at ground floor level with render at first floor and concrete tiled roofs. Land levels in the local area slope down from east to west
- 1.2 The application property benefits from a rear conservatory extension. The property has parking spaces to its front and an enclosed garden to the rear.
- 1.3 The property is not listed and is not within a Conservation Area. There are no TPO protected trees on site; however a group of mature trees grow to the side of the plot.

2. Planning History

No relevant planning history

3. Proposal

The proposal seeks to demolish the existing rear conservatory and, in its place, build a rear extension to project 3.3m off the rear wall. The extension would have a flat roof with roof lantern. The extension would also link to an existing side lean-to element. The lean-to's roof would be removed and incorporated into the extension with a flat roof added.

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: 8

- 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) Impact on Trees
- (v) Parking
- (vi) CIL
- (vii) Biodiversity Net Gain

(i) Principle of development

7.2 The proposal seeks a household extension to the existing property. The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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 the existing rear conservatory demolished and replaced with a flat roofed extension. The proposed extension would have a projection of roughly 700mm less than the conservatory at 3.3m deep. The proposed extension would have a flat roofed form with roof lantern. The eaves/roof height would be roughly 2.75m above ground level. The extension would span the full width of the property and connect to an existing side lean-to element. Officers are satisfied the scale of the extension would appear as a subservient addition to the dwelling.

7.5 The proposed materials would be faced in a render to match the existing. Windows and patio doors would also be in keeping with the character of the dwelling.

7.6 The property is located at the end of its terrace with a group of mature trees growing adjacent to the plot. As such, the proposed development would not appear especially noticeable 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 require the demolition of the existing rear conservatory. The conservatory extends approximately 4m off the rear wall and is close to the boundary with No. 5. A solid side wall runs along this side elevation of the conservatory. The conservatory has an eaves height of roughly 2.4m with a pitched roof.
- 7.8 The proposed replacement extension would project roughly 700mm less than the existing conservatory. The extension would be marginally closer to the shared side boundary and its eaves/roof level roughly 350mm higher than the conservatory. Given the similarities in bulk and massing between the proposed extension and the conservatory to be demolished, coupled alongside its siting on the northern elevation of the dwelling. Officers do not consider there would be any material or harmful change to levels of overshadowing or overbearing impacts to the neighbouring plot. In addition, there would be no side facing windows to overlook the neighbouring amenity space.
- 7.9 Remaining separation distances to the dwellings to the front and rear, and the existence of boundary treatment at the rear boundary, 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. The development 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) Impact on Trees

- 7.11 The proposed development would introduce new built form at the rear and extend closer the group of mature trees growing adjacent to the site. The Arboricultural Officer has reviewed the development and is satisfied the trees are outside any zone of influence for the development above ground and the area appears to be hard surface so unlikely to be a constraint below ground.

(v) Parking

- 7.12 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.

(vi) CIL

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

(vii) Biodiversity Net Gain

7.14 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/25/00939

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>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 1:1250</p> <p>Block Plan 1/500</p> <p>Proposed Rear Extension 1 of 2</p> <p>Existing Plans Drawing 2 of 2</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 unless otherwise stated on the approved plans.</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>
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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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