

DELEGATED OFFICER REPORT

PROPOSAL	Single story rear extension with flat roof
LOCATION:	20 Buckland Close, Waterloooville, PO7 6EE
REFERENCE NO:	APP/25/00910
APPLICANT:	Amelia Bryne
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	04/12/2025
APPLICATION EXPIRY DATE:	07/01/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 20 Buckland Close is a semi-detached bungalow located to the eastern side of Buckland Close. The property is finished in red multi brickwork with white uPVC fenestration under a hipped concrete tile roof and is set back from the street behind a lawned frontage and low brick wall. There is a driveway along the north boundary leading to a detached outbuilding behind the main dwelling. The block plan submitted indicates that this outbuilding was originally level with the neighbouring garage, and historic images show that this building was once in use as a garage, however at the time of visiting the site the length of the outbuilding had already been reduced and work had commenced on the rear extension so that this application is partially retrospective. The rear garden is approximately 16.2m long and 7.3m wide, increasing to 9.8m behind the garage, and is mostly bounded in 1.8m high close-boarded fencing. Fencing to the shared boundary with No.16 Delft Gardens has been increased in height to approximately 2.4m.
- 1.2 The area immediately surrounding the application site is residential and is comprised of a mixture of one and two storey dwellings of varying designs and materials. Several of the bungalows along this section of Buckland Close have previously been extended to the rear. The site is within an area at risk of surface water flooding.

2. Planning History

No relevant history.

3. Proposal

Single story 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.

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

CS15 (Flood and Erosion Risk)

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 Ann Briggs No comments received.
Councillor James Blades No comments received.
Councillor Elaine Shimbart 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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

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) Flood risk
- (v) Protection of public sewers
- (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

7.2 The proposal is for a single storey rear extension with a flat roof containing an open-plan kitchen and dining area accessed from the existing internal hallway and living room. To facilitate the proposal, an existing small detached outbuilding originally in use as a garage has also been slightly reduced in length. The agent has clarified that the remaining outbuilding space is to be retained for storage purposes. Noting that the proposals do not involve an increase in the number of bedrooms and that sufficient driveway parking for at least two cars is available, the work to the outbuilding is deemed to have been carried out under Permitted Development and is not further considered here.

7.3 The width of the proposed rear extension would be 6.45m, retaining a small gap of around 0.15m to the south boundary, and the extension would be approximately 3.14m in depth with a maximum height of approximately 3.175m. The eaves of the existing bungalow are low, at approximately 2.35m above ground level, so that the proposed extension would slightly project above the roof line of the host dwelling. However, this is a common design element of flat roofed extensions in the area and can, for example, also be seen at Nos.4, 7, 9, and 22 Buckland Close. It is noted that this element does not appear overly prominent in the examples mentioned and that the extension would, in this case, be set back approximately 18.8m from the street. The materials proposed are red multi brickwork, which can already be partially seen on site, and fenestration in anthracite grey. The fenestration would be to the rear only and as such would not be visible within the street scene. The bricks chosen are somewhat lighter and appear more orange in tone than the original brickwork, partly because the mortar joints used are buff rather than white, however the difference is not overly prominent when viewed from the public realm and the proposed rear extension is therefore overall considered to be acceptable.

7.4 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

- 7.5 To the north is No.22 Buckland Close, a semi-detached bungalow which has a driveway and detached garage adjacent to those of the host dwelling, although the driveways are only separated by a low chain barrier. No.22 has been previously extended to the rear and has an obscure glazed and top opening only side facing window that would be located approximately 4.6m from the proposed extension. The proposal does not include any side facing fenestration and as such the impact to No.22 is considered to be limited and acceptable.
- 7.6 To the south is No.18 Buckland Close, which is the other half of the semi-detached pair. No.18 has a pair of rear facing sliding doors close to the development, however the agent has provided amended plans indicating that the proposal would meet the overshadowing guidance as set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). Given that the proposal is at single storey only it is not considered to appear overbearing or to significantly reduce the outlook of No.18 and is therefore considered to result in a limited and acceptable impact to this property. The extension is to the north of No.18 and therefore would not result in any significant loss of sunlight.
- 7.7 Nos 16 and 18 Delft Gardens are two storey semi-detached dwellings that lie to the east and rear of the site. The proposed rear extension would be set approximately 12.5m from the shared boundaries and the existing close-boarded fencing would be retained. As noted in 1.1 above, the fencing to No.16 in particular is unusually high at approximately 2.4m so that the proposal would not be visible from the ground floor or garden of this property. No.18 has a detached outbuilding in its rear garden that similarly reduces visibility towards the application site. Consequently the impact to these dwellings is considered to be minimal.
- 7.8 Consequently, it is considered that the proposal would 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) Flood risk

- 7.9 The proposal is within an area at risk of flooding from surface water. The agent has submitted the required Flood Risk Assessment and a proposed section indicating that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(v) Protection of public sewers

- 7.10 Southern Water were not initially consulted regarding this application, however since the section provided showed a drain, and noting that work on the proposal had already commenced at the time of visiting the site, further information was requested from the agent. The agent has subsequently provided a letter from Southern Water confirming that a build over agreement was in place prior to submission of this application.

(vi) Biodiversity Net Gain (BNG)

- 7.11 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00910 subject to the following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan 3326-3 D
Proposed Roof Plan 3326-5 C
Proposed Elevations 3326-7 D
Proposed Section A-A 3326-8 C
Location and Block Plan 3326-9 C
Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

- 2 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.
2. You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0330-303-0119.