

DELEGATED OFFICER REPORT

PROPOSAL	Proposed two storey rear and side extensions together with new front entrance canopy and boundary wall with existing vehicular access widened.
LOCATION:	14 Latchmore Forest Grove, Waterloooville, PO8 8XG
REFERENCE NO:	APP/25/00637
APPLICANT:	John Read
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	06/01/2026
APPLICATION EXPIRY DATE:	17/01/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application property is a detached, mid-C20 two storey dwelling located in the Cowplain Ward. The property benefits from a front garden, single storey attached garage on its side and a relatively large, enclosed rear garden, which gradually slopes down away from the dwelling.
- 1.2 The property is not a listed building and is not within a Conservation Area. Surrounding properties along Latchmore Forest Grove exhibit great variety in scale and character and follow only a loose building line. On the opposite side of the highway, the application site faces on to the rear gardens of the properties in Summerhill Road.

2. Planning History

None

3. Proposal

- 3.1 The proposal seeks a variety of household extensions. The works include a proposed two storey rear and side extensions together with a rear garden terrace. In addition, the scheme proposes a new front entrance canopy and a front boundary wall with existing vehicular access widened.
- 3.2 The scheme has been amended during the lifetime of the application following concerns raised by the Case Officer in regard to the size of the proposed extensions and potential adverse impact on neighbouring residential amenity and local character. The scheme was amended with a reduced overall scale and bulk, a rear garden terrace reduced in height and a front boundary wall also reduced in height. For the purpose of this report, an assessment of the amended scheme shall be undertaken.

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**

Southern Water
From reviewing the submitted documents, if the applicant is proposing to utilise the existing connection, Southern Water will have no objections to the proposed extension.
Officer Note: Such matters shall be dealt with under building regulations.

Cllr R Brent
No comment received
Cllr G Robinson
No comment received
Cllr P Wade
No comment received
Hampshire Biodiversity Information Centre
Within 50m Notable and Protected Species Pipistrelle Bat species

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: 9

One objection was received in relation to the scheme as originally submitted.

Comment	Officer response
Scale, bulk and massing	The scheme has been amended following these comments. See section 7 below.
Overshadowing of west facing window	The scheme has been amended following these comments. See section 7 below.
Overshadowing of rear garden	The scheme has been amended following these comments. See section 7 below.

A period of neighbour re-consultation was undertaken following receipt of amended plans. 9 neighbouring properties were consulted and no objects were 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 proposal seeks household extensions 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 Latchmore Forest Grove is a residential area of varied architectural styles. Two storey dwellings stand alongside bungalows and chalet style bungalows. The existing property is a two storey dwelling with single storey flat roofed garage on its side. The flat roofed garage extends fully to the side boundary of the plot.

- 7.5 The amended scheme proposes a variety of extensions including a two storey side extension, which would project toward the neighbouring property at No.12. This extension would extend to the side plot boundary at ground floor level, largely over the footprint of the existing garage and would be set 1.5m away at first floor level. The neighbouring property is a bungalow and as such is of a clearly different height and appearance to the application property, which is a full two storeys tall. Officers note the roof form of No.12 slopes away from the shared boundary, as such a certain sense of openness and spaciousness would be retained between the neighbouring property and the extension, thereby ensuring the development would not appear overly cramped within its plot and a terracing impact avoided. Furthermore, the ridge height of the side extension would sit noticeable below the main ridge of the dwelling, thereby creating a subservient appearance when viewed from the public highway.
- 7.5 The proposed front porch entrance extensions would provide a canopy porch which would link to a hipped roof over the adjacent single storey garage/side extension. This would appear well proportioned on the public facing elevation of the property and would appear dominant, nor detract from the overall appearance of the dwelling.
- 7.6 Works at the rear of the property to provide a two storey rear extension and garden terrace. Only fleeting glimpses of the rear extension would be available from public vantage points, and the rear terrace would not be visible. Officers consider these elements would not materially impact upon the quality of the streetscene.
- 7.7 The proposed materials would be in a brick similar in appearance to the main house. Whilst new roof tiles are proposed along with windows in a different colour to the existing, Officers note the site is not located within a sensitive area and the variation in materiality means there would be no harm to the wider character of the area.
- 7.8 A brick wall and oak style single sliding gate are proposed on the front boundary. The height of each would be 1m and as such, these elements could be implemented under permitted development rights. A height of 1m would be slightly higher than surrounding front boundary features but not excessively so and would not cause any visual harm to the local area.
- 7.9 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

- 7.10 The proposal would have the greatest impact upon the occupants of No.12 to the east of the plot. An objection relating to the amount of built form close to this shared boundary and resulting impact on daylight/overshadowing is noted. The scheme has been amended during its lifetime to reduce the overall scale of the extension and its bulk and massing near the boundary. The two storey side extension has been set in from the shared side boundary by 1.5m at first floor level and would also not extend as deep as originally proposed.
- 7.11 Officers note No.12 contains side facing windows, however, these are secondary windows. The extensions would not breach the 45 degree tests taken from primary windows on the front or rear of No.12. Whilst there would inevitably be some impact upon No.12 through overshadowing of the side facing windows or the rear garden, this would not be excessive. It is considered that the property would still have access to adequate levels of natural daylight throughout the day. It is also noted that the rear garden of No.12 is relatively spacious and has no meaningfully sized patio in the area that may be affected by the development. In light of the compliance with the 45 degree tests from the primary windows, Officers are satisfied the amended scheme would not appear unduly overbearing in nature and would not unacceptably impact through overshadowing of the neighbouring plot. A first floor side facing window is proposed, which would face the garden of No.12. The window would serve an en-suite bathroom, which shall be obscured glazed by planning condition to prevent any harm through overlooking.
- 7.12 The rear extension would project beyond the rear wall of the opposite neighbouring property at No.14A. Officers note the built form of No.14A already extends beyond the existing rear wall of the application property. The proposed rear extension would take the rear wall of the application property beyond that of 14A, but not excessively so, and would be set 900mm off the shared side boundary. The development would sit comfortably within the 45 degree lines taken from its rear facing windows. Officers are satisfied the outlook from these neighbouring windows would not be unreasonably impacted nor would the enjoyment of the rear garden terrace, nor would there be sufficient harm through overshadowing to merit the refusal of the application. Windows are shown to be formed in the west facing side wall of the existing dwelling (one at ground floor and one at first floor) These windows are shown to be installed at a high level and would have an outlook on to a blank side wall of the neighbouring property, as such, these windows would not allow for opportunities for direct overlooking of occupant of No.12.
- 7.13 The proposed garden terrace has been amended during the lifetime of the application to introduce a tiered form. The main outdoor seating/socialising space is set at a lower level than the dwelling, close to existing garden level. This would ensure potential for overlooking into neighbouring gardens is significantly restricted to an acceptable level.
- 7.14 The proposed front wall and gate would be set far enough away from neighbouring properties not to cause harm to neighbouring amenity.

7.15 Remaining separation distances to the dwellings to the front and rear would ensure no adverse impact to occupants of the dwellings in Summerhill Road or Morley Crescent.

7.16 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) Parking

7.17 The development extend the dwelling from a 3 bedroom property to a 4 bedroom property. The Havant Parking SPD sets a minimum car parking requirement of 3 spaces for a 4 bedroom property. The site plans show a driveway with sufficient parking spaces and an improved width of vehicular access. A new 1m tall front boundary wall with 1m tall sliding gate would be provided on the front boundary, which could be constructed under permitted development. Officers note the public highway is not a busy road and consider sufficient visibility would be provided by the widened access point. The proposal is therefore acceptable against Core Strategy Policy DM13.

(v) CIL

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

(vi) 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 as amended 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/25/00637

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>Elevations, Floor Plans, Wall Elevation Drawing No. LFG/PP/100/3</p> <p>Block Plan Drawing No. LFG/PP/101/1</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The hereby approved first floor window in the East elevation of the building to serve an en-suite as shown on drawing LFG/PP/100/3, shall:-</p> <p>(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and</p> <p>ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.</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>
4	<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 drawings referenced in condition 2.</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>

5	<p>Prior to the development hereby approved being first occupied, 3 parking spaces as shown on drawing number LFG/PP/100/3, shall be provided on site and thereafter all of those spaces shall be kept free of obstruction and available for the parking of motor vehicles at all times. The hard surfacing shall be porous to avoid water run off onto the highway.</p> <p>Reason: In the interests of highway safety and having due regard to policy DM13 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>You were updated about issues after the initial site visit, with amendments made to reduce the overall scale, bulk and massing of the proposed extension and the height of a front boundary wall reduced.</p>
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