

DELEGATED OFFICER REPORT

PROPOSAL	Front first floor extension over existing ground floor and alterations to first floor fenestration.
LOCATION:	20 Grassmere Way, Waterloooville, PO7 8RU
REFERENCE NO:	APP/25/00799
APPLICANT:	Mr Daryl White
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	13/11/2025
APPLICATION EXPIRY DATE:	04/12/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 20 Grassmere Way is a detached property located to the north of Grassmere Way, close to the junction with Gleneagles Drive. The property is finished in brick and mock Tudor panelling with brown uPVC fenestration under a gable ended concrete tile roof. To the front of the dwelling and set at a right angle there is a gable roofed double garage, which is attached to the garage of No.1 Gleneagles Drive so that it appears as one large structure. The driveway area between the garage and house is block paved and has screen planting to the south-west boundary but is open to the street to the south. Immediately behind the garage the house projects forward at ground floor, which appears to be an original feature shared by other nearby properties of the same design. To the rear the house has previously been extended with a conservatory and has an approximately 15.5m long and 13m wide garden that has been mostly laid to lawn. There is an Oak tree that is part of a TPO group to the rear boundary.
- 1.2 The host dwelling is part of an estate such that the area immediately surrounding the application site is predominantly residential and is comprised of dwellings of a similar age and general style but with varying designs and materials. Waterloooville Golf Club lies to the east between the estate and the A3 (M).

2. Planning History

Is there any planning history relevant to the current application?

Planning Application - APP/22/00598

T1 Oak Tree - reduction in height of 6m to leave a resulting height of 12m, reduction of spread of 5m to leave a resulting spread of 8m. Subject to TPO 1206. 20 Grassmere Way.

Planning Application - APP/22/01099

Reduce crown height by 6m and crown spread by 5m on 1No. Oak Tree (No.1), leaving crown height of 12m and crown spread of 8m. Tree within Group G1, subject to TPO 1206. 2 Gleneagles Drive.

Planning Application - APP/22/01110

Reduce crown height by 6m and spread by 5m on 1No. Oak tree, leaving crown height of 12m and crown spread of 8m. Tree within Group G1, subject to TPO 1206. 1 Gleneagles Drive.

3. Proposal

Front first floor extension over existing ground floor and alterations to first floor fenestration.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

I raise no objection on Arb grounds as the trees are unlikely to be impacted on by the proposed development.

If permission is given please can you attach the following informative and condition.

Your attention is drawn to the fact that there **are a number of trees located on this site and/or adjoining properties are protected by Tree Preservation Orders (TPO)**. Therefore prior to any development on site, it is the owners' responsibility to ensure that the TPO trees are fully protected - both above and below ground. It is strongly advised that the services of an Arboricultural Consultant are sought so as the tree constraints are known and adhered to. Damage to trees subject of a TPO is a criminal offence and liable to prosecution.

The development hereby permitted shall only be carried out in accordance with a Tree Protection Plan submitted and agreed in writing by the Planning Authority. (Havant Borough Council).

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Officer comment

In response to the Tree Officer's comments the agent provided a Construction Plan including details of tree protection measures. This has been reviewed with the Tree Officer and is considered to be acceptable. It is recommended that a condition be included to ensure the development is carried out in line with details provided.

Councillor Neil Bowdell
No comments received.

Councillor Andrew Briggs
No comments received.

Councillor David Keast
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: 1

Comment	Officer Comment
[redacted] we have no objections to this application	Comment is neutral.

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 to trees
- (v) 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

7.3 The proposal comprises a new first floor extension to the front of the property above the existing ground floor projection and would provide a larger family bathroom. An existing south-east facing window would be marginally relocated and an original window to the north-east side elevation would be reinstated. This would be a small window serving the existing en-suite bathroom. A small open canopy of approximately 0.4m in depth is proposed to the south-west side of the proposed extension, matching a canopy detail on the existing front elevation and covering the join between the existing ground floor and proposed addition.

7.4 The proposed first floor addition would be approximately 2.6m in length and 3.2m in width, sitting directly above the existing ground floor study, with a maximum height of approximately 6.15m, some 0.94m lower than the main ridge. The proposed canopy would match the length of the extension and would be the same height as the existing canopy detail. Whilst there are no similar additions in the surrounding area, Grassmere Way contains a mix of several property styles, including some with front facing gable elements similar to the proposals. It is also noted that the proposals would be set back behind the existing garage and would therefore not appear unduly prominent within the street scene. The materials proposed are brick to match the host dwelling to the north-east and south-east with panelling to the south-west to tie in with the existing façade. Fenestration and tiling would also be to match the host dwelling. Considering the above the proposed first floor addition is deemed to be acceptable.

7.5 The proposed fenestration would be similar in style and appearance to the existing and would result in a minimal change to the overall appearance of the property. On that basis the proposed alterations are considered to be acceptable.

7.6 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

7.7 No.1 Gleneagles Drive lies to the north-east of the site. In general appearance, this property is a handed version of the host dwelling, although the original mock Tudor

panelling has been removed and replaced with modern cladding boards. The properties are separated by narrow access paths divided by 1.8m high close-boarded fencing. No.1 has an existing south-west facing obscure glazed window and door to a ground floor W.C. and utility room and at first floor there is an obscure glazed window to an en-suite bathroom. It is noted that the above face into the side access directly towards the side wall of the host dwelling and have limited light and outlook. At the front of the property the closest two first floor windows to the host dwelling are also obscure glazed and serve an en-suite and bathroom. The proposed addition would be set approximately 2m from No.1, maintaining the existing separation distance, and whilst it would result in some reduction in light to the first floor en-suite there would be no impact to any habitable rooms. It is recommended that the proposed side window be obscure glazed with restricted opening to prevent overlooking to the existing fenestration at No.1 and that this be secured by a condition. Overall, the impact to No.1 is considered to be limited and acceptable.

- 7.8 No.22 Grassmere Way lies to the south-west of the site and would have no direct views of the proposed fenestration alterations. The proposed first floor addition would be located approximately 9m from the shared boundary and is considered to be at a sufficient distance to avoid a sense of overbearing and loss of light or outlook from the front facing windows of No.22. The impact to this property is therefore considered to be limited and acceptable.
- 7.9 To the north-west is the detached dwelling of No.2 Gleneagles Drive. The proposals would not be visible from this property and the impact to No.2 is therefore considered to be minimal. There are no other immediately adjacent properties.
- 7.10 Consequently, it is considered that the proposal will 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) Impact to trees

- 7.11 The Council's Arboriculturist was consulted and commented that, whilst there would be no specific tree constraints, a Tree Protection Plan would be required to assess the potential impact on trees close to the development. The agent subsequently provided the requested Tree Protection Plan, which has been reviewed and is considered to satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy). It is recommended that a condition be included to ensure the proposed works are carried out in line with the submitted Tree Protection Plan.

(v) Biodiversity Net Gain (BNG)

- 7.12 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.
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9. RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00799 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Proposed Site & Location Plans 25/469/02
Proposed Ground Floor Plan 25/469/03
Proposed First Floor Plan 25/469/04 Rev.A
Proposed Elevations 25/469/05 Rev.A
Construction Plan/Details Rev B

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 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 first floor on the elevation facing north-east shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 100mm restrictor arms and shall be retained as such thereafter.

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.

- 5 The development hereby permitted shall only be carried out in accordance with the Construction Plan/Details (Rev B) received 09 January 2026.

Reason: To protect the health of adjacent trees in accordance with policies CS11 and DM8 of the Havant Borough 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:
 - You sought and were provided with pre-application advice
 - You were updated about issues after the initial site visit.

- 2 Your attention is drawn to the fact that there are a number of trees located on this site and/or adjoining properties are protected by Tree Preservation Orders (TPO). Therefore prior to any development on site, it is the owners' responsibility to ensure that the TPO trees are fully protected - both above and below ground. It is strongly advised that the services of an Arboricultural Consultant are sought so as the tree constraints are known and adhered to. Damage to trees subject of a TPO is a criminal offence and liable to prosecution.