

DELEGATED OFFICER REPORT

PROPOSAL	Extension to rear elevation and dormer to rear elevation first floor.
LOCATION:	211 London Road, Waterloo, PO8 8DA
REFERENCE NO:	APP/25/00633
APPLICANT:	Mr M Hobson
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	05/01/2026
APPLICATION EXPIRY DATE:	29/01/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 211 London Road is a detached chalet bungalow located on the north-west corner of the junction between London Road and Queen's Road. The main dwelling is set adjacent to the north-east boundary with pedestrian access from London Road across a lawned frontage that is approximately 13m long and continues around the side of the property so that there is also a lawned side garden with a width of approximately 18.7m. Across the front boundary to London Road is an approximately 1.2m high brick wall with decorative infill panels and dentils. The boundary to Queen's road is finished partly in 1.8m high close-boarded fencing, with approximately 2m high hedging behind, and partly in an approximately 1.4m brick wall that rises to 1.8m around gates for vehicular access. The hedging continues behind the lower part of the wall. Beyond the side garden is a detached double garage that is accessed via the gated entrance from Queens Road over an area of hardstanding. Both the main house and garage are finished in white render over red multi brickwork coursing with white uPVC fenestration and gable ended plain tile roofs in reddish brown and matching tiling to the front dormer. In the north-west corner between the house and garage is a private patio area containing a flat-roofed brick-built store. The main house has been previously extended with a conservatory to the south-west side. At the time of the site visit, work had already begun on the single storey rear extension and rear dormer that are the subject of this application and a single storey kitchen extension shown on the existing plans had been demolished. This application is therefore partially retrospective.
- 1.2 The area immediately surrounding the site is predominantly residential and is comprised of two storey detached and semi-detached dwellings in a variety of styles and materials. To the south-east on the opposite side of London Road is an area of woodland known as The Queen's Inclosure, which is a designated SINC, as is Park Wood to the south-west.

2. **Planning History**

Is there any planning history relevant to the current application?

[Planning Application - APP/15/01119](#)

Ground floor rear extension and replacement garage. 213 London Road,
Waterlooville, PO8 8DA. PERMIT 20/11/2015

3. **Proposal**

Extension to rear elevation and dormer to rear elevation first floor.

Officer Comment

An application was originally submitted for a Lawful Development Certificate for a single storey rear extension only, however on reviewing the drawings it was noted that the extension in question would not meet correct height criteria and that a rear dormer under construction would be in non-matching materials and would therefore not be allowed under Class B Permitted Development. The applicant subsequently provided a new application form with an amended description.

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
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**

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may

be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

Officer Comment

The map extract provided shows no SGN pipes within the vicinity of the proposed works.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Officer Comment

The map extract provided shows no Portsmouth Water pipes within the vicinity of the proposed works.

Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com.

Officer Comment

The map extract provided shows a service cable within the front garden, but not in the vicinity of the proposals.

Councillor Ryan Brent

No comments received.

Councillor Gwen Robinson No comments received.
Councillor Peter Wade 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: 4

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

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) 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.

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

7.3 The proposal is for a single storey flat roofed rear extension that, in combination with a number of internal alterations, would provide a dining and family area open to a kitchen within the main house, and a boot room. The rear dormer would provide larger en-suite bathrooms and dressing area to two existing first floor bedrooms.

7.4 The proposed rear extension would be approximately 3m in depth and 11.95m wide, spanning the width of the host dwelling. It would have a flat roof edged by a parapet wall

that would obscure a proposed lantern within the roof from view, and would have a maximum height of approximately 3.7m. The extension would be finished in brick and render to match the host dwelling with fenestration in Agate Grey (RAL 7038). As the site is in a corner location it has aspects from both London Road and Queens Road, however it was noted during a visit to the site that due to the high hedging against the boundary to Queens Road the extension works were not immediately visible and would be largely obscured from London Road by the host dwelling. Given that the extension would also be set back approximately 18.9m from Queens Road and would therefore not be overly prominent it is considered to be acceptable.

- 7.5 The proposed rear dormer would be flat roofed with a width of approximately 11.2m, a height of 2.6m and a depth of 2.6m. It is usually preferable for rear dormers in combination with single storey extensions to maintain some separation between the two elements, however, as discussed above, the rear extension and its junction to the dormer are not prominent within the street scene due to a combination of the set back distance and boundary treatments to Queens Road. It is also noted that, by itself and were it in materials to match the host dwelling, the dormer would meet the size requirements for Permitted Development under Class B and that the verge line and eaves of the original roof do appear to have been retained as per the submitted drawings so that they are visible from Queens Road to the south. The dormer would be finished in a dark grey cladding similar to the adjacent property at No.213 with light grey windows to match the proposed extension. Overall, the proposed dormer is 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. 213 London Road is a semi-detached two storey dwelling to the north-east of the application site. The property has previously been extended to the rear with a ground floor monopitch roof extension and a large flat roofed dormer. The driveway of No.213 is to the south of the dwelling and leads to a garage that forms part of the shared boundary. Whilst not shown on the submitted elevations, the garage extends some 8m beyond the rear wall of the host dwelling and an existing side path would be retained so that the proposed extension would be set approximately 1.8m from the garage side wall. Due to the location of the garage, which already creates some reduction in light and outlook to the rear garden and windows of No.213, the impact to this property is considered to be limited and acceptable.
- 7.8 No.4 Queens Road is a detached two storey dwelling. As this property fronts Queens Road it is set at a right angle and to the west of the application dwelling so that the proposals would face towards the rear garden of No.4. The proposed extension would be located approximately 8.7m from the shared boundary and, whilst the top of the parapet wall would be visible, the proposed fenestration would be at a typical single storey level. The proposed dormer would somewhat increase overlooking to the rear gardens of the adjacent properties at Nos. 213 and 4, however Section 5.06 of the Havant Borough Council Design Guide SPD (2011) notes that, "Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts" and the proposed rear fenestration is not unduly prominent. When queried the applicant also confirmed that since the proposed dormer windows would serve en-suite bathrooms and a dressing area the intention is for them to be obscure glazed for mutual privacy. The dormer would be set approximately 11m from

the boundary with No.6, exceeding the 10m distance recommended in the SPD. Given that the proposed dormer by itself would, other than the choice of external materials, meet the criteria for Permitted Development, the impact to adjacent properties is considered to be limited and acceptable.

- 7.9 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.

(v) Biodiversity Net Gain (BNG)

- 7.10 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00633 subject to the following conditions:

Conditions:

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

BLOCK AND LOCATION PLANS AS PROPOSED LA2556 03
FRONT (EAST) ELEVATIONS AS EXISTING AND PROPOSED LA2556 10
SIDE (SOUTH) ELEVATIONS AS EXISTING AND PROPOSED LA2556 11
REAR (WEST) ELEVATIONS AS EXISTING AND PROPOSED LA2556 12
SIDE (NORTH) ELEVATIONS AS EXISTING AND PROPOSED LA2556 13
PROPOSED PLANS AND SECTION 02

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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.