

DELEGATED OFFICER REPORT

PROPOSAL	Proposed additions and alterations at first floor, new bay window and canopy to front elevation, and new front boundary wall
LOCATION:	7 Old Van Diemens Road, Waterloooville, PO7 5LT
REFERENCE NO:	APP/25/00767
APPLICANT:	Mr and Mrs A and L Humphreys - Harris
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	15/01/2026
APPLICATION EXPIRY DATE:	01/01/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 7 Old Van Diemens Road is a detached chalet bungalow to the east to the east of Old Van Diemens Road. The street itself is unmetalled and unadopted. The property is finished in buff bricks with light grey cladding to the front elevation at first floor and mostly white uPVC fenestration under a gabled concrete roof. Attached to the north side of the main house, and set slightly forward of the main building line, is a flat roofed double garage accessed from Old Van Diemens Road via an area of hardstanding that provides additional parking for two vehicles. The remainder of the frontage has been laid to lawn, with an approximately 0.8m high brick wall fronting the lawned area, mature hedge planting in front of 1.8m high close-boarded fencing to the south boundary, and a low retaining wall with mixed shrub planting to the north. Behind the garage there is an open acrylic canopy connecting the garage and the side of the dwelling. To the rear of the property large sliding doors in a dark grey aluminium lead to a raised timber decking area with timber screening. The rear garden is approximately 14m wide and 18.5m long and is bounded to the south and east by approximately 1.8m high close-boarded fencing. Due to the sloping nature of Old Van Diemens Road, the north boundary is partially formed from a retaining wall to the driveway of the neighbouring property, with close-boarded fencing above. There is a cluster of Willow trees around the north-east corner of the site.
- 1.2 The area immediately surrounding the application site is residential and is comprised of a mixture of flats and private dwellings in a variety of styles and materials. Old Van Diemens Road is not a public highway, and a certificate B has been completed and notice served on other properties served by the road accordingly.

2. Planning History

Is there any planning history relevant to the current application?

APP/21/00250. Proposed alteration to front boundary treatment, rear extension, side dormers and Juliet balcony. 7 Old Van Diemens Road, Waterlooville, PO7 5LT. PERMIT 13/05/2021.

APP/22/00384. Single storey rear extension and steps. 6 Old Van Diemens Road, Waterlooville, PO7 5LT. PERMIT 21/08/2025.

3. **Proposal**

Proposed additions and alterations at first floor, new bay window and canopy to front elevation, and new front boundary wall.

Officer Comment

During the application the agent requested the addition of a bay window and the description was amended accordingly.

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)

DM13 (Car and Cycle Parking on Residential Development)

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 Water

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. **Therefore, Southern Water has no objections to this proposal.** Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Chichester Harbour Conservancy

No comments received.

Officer Comment

The application site is not within the Chichester Harbour National Landscape.

Ecologist

No comments received.

Arboriculturalist/Tree Officer

No comments.

Officer Comment

The application was reviewed with the Council's Tree Officer and it was concluded that willow trees to the rear of the site should not be considered a constraint to development.

Councillor Caren Diamond

No comments received.

Councillor Antonia Harrison

No comments received.

Councillor Paul Tansom

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: 15

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) Parking provision
- (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 proposals comprise a new bay window and open canopy to the front of the property and first floor additions above the existing garage and to the north side of the property, providing a new master suite connected to the existing first floor of the host dwelling. A new front boundary wall is also proposed.

7.4 The proposed boundary wall would be similar to what was approved previously under APP/21/00250 but never implemented. The case officer at the time noted that the height increase would not be read as highly prominent within the street scene, given that there is a 1.8m high brick wall to the west boundary of Cable House immediately adjacent. The proposed boundary wall is therefore considered to be acceptable.

7.5 The proposed bay window would be approximately 2.1m in width and 0.9m deep, stopping just short of the proposed canopy overhang so that the canopy would form the bay window roof. It would replace an existing wider window that appears to have originally been full length and has previously been partially blocked. The proposed

canopy would project forward of the main house approximately 1.1m and would be approximately 9.2m in width with a maximum height of 3.6m. In design the bay window and canopy would be similar to the front of the neighbouring dwelling at No.6 and are therefore deemed to be in keeping and acceptable.

- 7.6 The proposed first floor addition would slightly overfly the existing garage footprint and would be approximately 5.8m wide and 7.65m long, with the corners supported on piers. The roof design as originally submitted showed a gable ended addition over the garage connected to the main house by a flat roof, which raised some concerns that the addition would not appear well connected to the host dwelling and would introduce a vertical element that could appear overly prominent. Following discussions with the agent, the proposed gable ends were amended to barn hips, referencing Nos.1-8 Post Office Road which are visible from the front of the site, and the flat roof was amended to a tabletop design, reinforcing the horizontal emphasis. The overall height of the proposed additions as revised would be approximately 6.5m, remaining subservient to the ridge of the host dwelling which sits at approximately 6.7m. The proposed addition as revised is considered to be acceptable.
- 7.7 The materials proposed are render in a white or off white and cladding to the proposed first floor addition, with the cladding to match that of the host dwelling. Proposed fenestration and roof tiles would also be to match existing. Properties on the opposite side of Old Van Diemens Road and in Post Office Road to the north are similarly rendered and the proposed materials are therefore deemed to be acceptable.
- 7.8 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

- 7.9 No.6 Old Van Diemens Road to the north has been previously extended to the rear at ground floor under APP/22/00384. It has a utility window and a living room window facing south to a driveway at ground floor as well as a south facing dormer window to a bedroom. The window to the living room is set slightly forward to the proposal and is secondary to a large bay window at the front of the property. The utility window is also secondary with a further unobstructed window facing the private garden. The two properties are set approximately 3.88m apart and the application site is at a slightly lower ground level. The agent has provided a diagram indicating that the dormer window would be substantially outside of the 25 degree shadow line from the proposed first floor additions such that the proposals would impact the secondary living and utility windows only. Therefore whilst the proposal would have some impact, in terms of light, outlook and a sense of overbearing, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and is considered to be limited and acceptable. The proposed alterations to the front wall would not extend to the boundary with No.6 and are considered to have a minimal impact.
- 7.10 Cable House is a part one and part two storey flatted development to the south of the application site. The property fronts Stakes Road with the shared rear garden set to the north such that the proposed additions would be set at a distance of at least 28m from the nearest ground floor window and 35m from the nearest first floor window. The proposals include no side facing fenestration that might result in overlooking to the garden, and are therefore considered to have a limited and acceptable impact on Cable House

- 7.11 To the east and rear of the property are the gardens of No.13 Stakes Road and No.23 Crofton Close. The dwelling of No.13 lies approximately 18.6m to the south-east of the site and as such the proposals would only be visible from a small area of its rear garden that at present is heavily screened by Willow trees. No.23 lies approximately 22.5m to the north-east and shares approximately 1.1m of boundary with the application site. Considering separation distance and that Nos.13 and 23 would have no direct views to the proposals, the impact to these properties is considered to be minimal.
- 7.12 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) Parking provision

- 7.13 The proposals would increase the number of bedrooms from three to potentially five, noting that the study could be used as a bedroom, and therefore sufficient parking for three vehicles is required. The existing double garage and driveway is to be retained and is considered to provide sufficient on-site parking for four vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(vi) Biodiversity Net Gain (BNG)

- 7.14 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/25/00767 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:

Location Plan – OS Extract
Proposed Block Plan P911-01-06 A
Proposed Roof Plan P911-01-07 B
Proposed Floor Plans P911-01-08 B
Proposed Elevations P911-01-09 B
Existing and Proposed Street Scenes – Front Wall Alterations P911-01-11 B
Daylight and Sunlight Build Lines P911-01-12 A
Design and Access Statement received 09 December 2025
Email received 22 January 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 22 January 2026, 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 were updated about issues after the initial site visit.