

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00804

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey rear extension to extend ground floor wc and create a dining space

SITE ADDRESS: 22 Jubilee Road, Waterloooville, PO7 7RD

AGENT DETAILS: N/A

APPLICANT DETAILS: Mr Wade

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 27 November 2025

RECOMMENDATION: REFUSE PERMISSION

1 **Site Description**

22 Jubilee Road is a two-storey semi-detached dwelling finished in grey K-render with a tiled roof. The property has previously been extended with a flat-roof side addition and a two-storey flat-roof rear extension. The frontage provides off-road parking for one vehicle, while the rear garden comprises a block-paved patio and a lawned area. Boundary treatments to the rear and sides consist of 1.8m high close-boarded timber fencing.

2 **Planning History**

22405 – Alterations, additions and new garage – Permit - 21 June 1972

3 **Proposal**

Single storey rear extension to extend ground floor shower/wc and a dining space.

4 **Policy Considerations**

National Planning Policy Framework
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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Required

6 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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.

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

7.3 The proposal is for a single storey flat roof extension which is attached to the rear elevation of the existing two storey flat roof rear extension. The proposed single storey extension would have a depth of approximately 7m, a width of approximately 3m attaching to the existing outbuilding located adjacent to the north east boundary, the extension would have maximum height of approximately 2.6m, 2no roof lanterns are to be installed within the roof. The extension would have a K-Render finish to match the existing rear extension at the property. Due to the location of the extension, it would not be readily visible from the public realm. The proposed extension is not considered to have a harmful impact upon the character of the streetscene.

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

Policy CS16 of the Havant Borough Local Plan (Core Strategy) March 2011 states:

Section 1.e:

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Havant Borough Design Guide States:

Rear Extensions:

Paragraph 5.42:

Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. Outside of Chichester Harbour AONB exceptions to this may be considered, providing there is no adverse effect on neighbouring properties. In general, a single storey extension should be no closer than 1 metre to neighbouring properties and 2 metres for two storey extensions.

Paragraph 5.43:

The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.

- 7.5 The proposed extension would be approximately 7m deep and 2.6m high, positioned directly on the boundary with No. 24 Jubilee Road. The neighbouring property has a rear extension containing a ground-floor WC window and French doors. Owing to the excessive depth of the proposal—projecting around 6.5m beyond No. 24's rear extension—it would result in unacceptable overshadowing, a marked loss of outlook, and a significant reduction in natural light to the adjoining room. The proposal would therefore cause material harm to the amenity of the occupiers of No. 24 and fail to comply with Policy CS16 of the Havant Borough Local Plan and paragraphs 5.42 and 5.43 of the Havant Borough Design Guide.
- 7.6 During the assessment, the applicant was advised to reduce the rear extension to materially mitigate its impact on the adjoining property. Any revised design would have required full reassessment with amended plans; however, the applicant chose to proceed with the original submission, which has been determined accordingly.
- 7.7 The proposed extension would be largely screened from No. 20 Jubilee Road by the existing outbuilding along the shared boundary. It is not expected to appear overbearing or cause any significant loss of light, outlook, or privacy, with any impact considered minimal and acceptable.
- 7.8 The proposed extension would have a distance of 37m to the rear boundary and a further 64m to the rear facing elevation of the neighbouring property located to the rear (No. 33 Rowlands Avenue). It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.

(iv) Biodiversity Net Gain (BNG)

- 7. It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusion**

- 8.1 The proposal would not have an adverse impact on the locality. However, the development would result in unacceptable harm to the amenity of No. 24 Jubilee Road through overshadowing, loss of outlook and reduced natural light. It therefore fails to comply with Policy CS16 of the Havant Borough Local Plan, the Havant Borough Design Guide, and the National Planning Policy Framework, and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Development Manager be authorised to **REFUSE PERMISSION** for application APP/25/00804 subject to the following Reason:

- 1 The proposed single-storey rear extension, due to its excessive size and location, would have a clearly overbearing and unacceptably harmful impact on the occupiers of the adjoining property at No. 24 Jubilee Road. Its depth and proximity would result in material overshadowing, a pronounced loss of outlook, and a significant reduction in natural light to the neighbouring room, causing an unacceptable level of amenity harm. The proposal therefore represents a clear conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Design Guide SPD, and the National Planning Policy Framework.

Informative:

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,

Your application is considered unacceptable for the reasons set out in this Decision Notice.