

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey rear extension and raised patio area following demolition of the existing conservatory.
LOCATION:	9 Morelands Road, Waterloooville, PO7 5PT
REFERENCE NO:	APP/25/00849
APPLICANT:	Mr & Mrs Mills
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	27/11/2025
APPLICATION EXPIRY DATE:	15/12/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site is located to the south of Morelands Road and is a bungalow with fawn brown brickwork and concrete brown tiles to the hipped roof. There is a drive to the eastern side with a rear garage. To the rear of the property is a lean-to sun room. The land slopes gently from north to south.
- 1.2 The area is residential in character with mainly bungalow style properties and with two storey houses further to the west.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

Planning Application - APP/24/00288

Construction of single storey rear extension with flat roof and roof lights following demolition of existing conservatory. PERMITTED 12.07.24

Officer Comment: *This permission was for a very similar proposal to the current application. The current application retains a gap between the garage and the extension by including a staggered rear elevation (this was previously a straight wall on the approved scheme). Windows previously proposed on the east elevation have been omitted and other minor changes incorporated.*

3. Proposal

Proposed single storey rear extension and raised patio area following demolition of the existing conservatory.

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 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas

Havant Borough Local Plan (Allocations) July 2014

Policy 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

5.1 No consultations were required in relation to this application.

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.

Cllr Diamond

No comments received.

Cllr Harrison

No comments received.

Cllr Tansom

No comments received.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity

(i) Principle of development

7.2 The site is located in the built-up area where residential extensions are considered acceptable in principle subject to other development management considerations considered below. With regards the raised patio element of the proposal, the submitted plans show this to lie c.350mm above ground level at its maximum.

(ii) Impact upon the character and appearance of the area

7.3 The proposed extension and patio are to the rear of the existing bungalow and would not be visible from public vantage points. The extension is modest and flat roofed and it is considered to have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.4 The closest residential properties are No.7 and 11 Morelands Road to either side and 12 and 14 Shillinglee to the rear.

7.5 No. 7 is to the east of the application site. This dwelling is set off the boundary by a drive's width and has a rear sunroom (with a side window facing the proposed extension). The proposed extension replaces an existing conservatory and projects a little deeper. There are no proposed windows facing No. 7 and the window in No.7 serves a dual aspect room with south facing windows (not impacted). Given the gap between the extension and the window in No.7 and the single storey nature of the proposal this relationship is considered acceptable.

With regard to the raised patio element, much of this will lie behind the line of No.7's garage, and that part forward of the garage would be consistent with normal permitted development rights which allow for the addition of a patio of up to 300mm in height – the part of the patio requiring permission in this case would be screened by No.7's garage.

7.6 No.11 is set off the proposed extension with the drive serving No.9 between the buildings. No.11 has a rear conservatory, however any impact from the proposed extension (with no flank side windows facing No.11) would be minimal and acceptable.

With regard to the raised patio element, almost all of this would be screened by No.9's existing garage.

7.7 The properties to the south No's 12 and 14 Shillinglee are set c. 50m off the proposed extension and patio and this relationship is considered acceptable.

7.8 It is noted that no objections have been received. The proposals would have a limited and acceptable impact on neighbouring residential amenities.

(iv) Biodiversity

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

8 Conclusions

- 8.1 In conclusion the proposed extension and raised patio are considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and neighbours residential amenities. Planning permission can therefore be recommended.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00849

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

Proposed Block Plan Drawing No. 9215.25.0

Existing and Proposed Ground Floor Plan Drawing No. 9215.25.1 Rev B

Existing and Proposed Elevations Drawing No. 9215.25.2

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.

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:

Your application was acceptable as submitted and no further assistance was required.