

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and first floor rear addition with loft conversion including raised ridge, front dormers, and extended chimney height.
LOCATION:	110 Stakes Road, Waterloooville, PO7 5PW
REFERENCE NO:	APP/25/00944
APPLICANT:	Mr S DAW
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	04/02/2026
APPLICATION EXPIRY DATE:	12/01/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 110 Stakes Road is a detached two bedroom bungalow to the south side of Stakes Road, opposite the junction with Taylor Close. The property is finished in red multi brickwork with a stone effect plinth and quoining details to the main house at the front and pebbledash at the rear with white uPVC fenestration under a red concrete tile roof. Connected to the main dwelling on the western side is a flat roofed garage and kitchen extension in the same brick and pebbledash materials. In front of the garage there is a long block paved driveway and the area in front of the main dwelling has been laid to lawn. There is new low close-boarded fencing to the front boundary, continuing along the western side, whilst fencing to the east boundary is 1.8m high as far as the pass gate to the rear garden. Beyond this the fencing increases in height to 2m around the garden and follows a gradual upward slope from the main house to the rear boundary.
- 1.2 The area surrounding the application site is residential, with the private drive of Nos.4-8 Claremont Gardens immediately behind the rear boundary and a new build estate to the north. The dwellings are a mix of one and two storey and are in a variety of styles and materials.

2. Planning History

No relevant history

3. **Proposal**

Single storey rear extension and first floor rear addition with loft conversion including raised ridge, front dormers, and extended chimney height.

Officer Comment

The description was revised to reflect changes to the proposed drawings following discussions with the agent.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design

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**

Portsmouth Water

No comments received.

Southern Water

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

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: 6

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 works to the roof, including raising the ridge and two new front facing dormers, and a first floor rear addition to provide three first floor bedrooms and an en-suite bathroom. The existing chimney would be slightly increased in height due to the raised ridge. At ground floor a flat roofed single storey rear extension is proposed that would provide an open-plan living space and enlarge an existing rear facing room.

7.4 The proposed rear extension would be situated behind the main dwelling and adjoin the existing infill kitchen extension. It would be staggered in plan, extending out a maximum of 3.94m, and would be approximately 3.22m in height. As the existing garage and kitchen extension roof has a slight false pitch the proposed rear extension would not be visible within the public realm and is therefore considered to be acceptable.

7.5 The design initially submitted for the first floor and roof additions showed two pitched roof dormers aligned with the existing bay windows, a rooflight to the front roof slope, and an almost flat roofed first floor rear addition. No.112 immediately to the east has a very similar pitched roof dormer and rooflight arrangement to the proposals, however concerns were raised regarding the flat roofed appearance of the first floor addition. On visiting the site, it was noted that the properties either side of the host dwelling had significantly higher ridgelines and the possibility of raising the ridge height was discussed with the agent. The revised proposals retain a single storey appearance at the front with a pitched roof two storey appearance at the rear, whilst the new ridge height would increase by approximately 1.03m and remain slightly below the height of the adjacent dwellings. A similar single to two storey design can be found at Nos.26-30 Khandala Gardens approximately 0.2 miles to the north-west. The revised proposals would be in keeping with nearby properties and are therefore considered to be acceptable.

7.6 The materials proposed would be to match those of the host dwelling and are therefore deemed to be acceptable.

7.7 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

- 7.8 No.112 Stakes Road is a detached chalet bungalow to the east of the site, with front and rear facing dormers and a single storey rear extension containing a kitchen and dining area. No.112 has a small obscure-glazed top-opening window at first floor and three side windows at ground floor facing the driveway and boundary fence. Two of the ground floor windows currently face the existing dwelling and are a secondary window to a living space and another small obscure glazed window. The rearmost is a secondary window to the extended kitchen and dining area, which has a large south facing glazing feature as well as double doors with sidelights facing east to a patio. The properties are currently well separated by the driveway of No.112 and 1.8m high close-boarded fencing, and the proposals would not extend beyond the side wall of the host dwelling. Overall the impact to this property is considered to be limited and acceptable.
- 7.9 To the west is No.108 Stakes Road, which is another detached chalet bungalow oriented with the gable ends facing front and rear so that it has side facing dormer windows. The existing east facing dormer looks towards the existing dwelling and no new side facing windows are proposed. The proposals would be set at least 10.6m from the side wall of No.108 and as such are considered to have a limited and acceptable impact on this property.
- 7.10 There are no immediately adjacent properties to the rear and the nearest residential within Claremont Gardens would be front facing and at least 44m from the proposals such that any impact to these properties is considered to be minimal.
- 7.11 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

- 7.12 The proposals would increase the number of bedrooms from two to three, not including the proposed ground floor study and pool room which could potentially be used as additional bedrooms as currently. The existing gravelled frontage is to be retained and, in conjunction with the garage, would provide sufficient on-site parking for at least three vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.13 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00968 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:

Existing Floor Plans and Elevations CFA FULL 02 01
Proposed Floor Plans and Elevations CFA FULL 01 01

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:

- You were updated about issues after the initial site visit.