

DELEGATED OFFICER REPORT

PROPOSAL	Additional storey and two storey rear extension following demolition of existing extension.
LOCATION:	203A London Road, Cowplain, Waterloooville, PO8 8ER
REFERENCE NO:	APP/25/00121
APPLICANT:	Mr Whittaker
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	15/07/2025
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 203A London Road is a detached chalet bungalow finished in brick with white uPVC windows under a hipped concrete tile roof. The property is set back behind a large, gravelled parking area with a concrete driveway to the north boundary leading to a single detached garage at the rear of the main dwelling, with access from London Road to the east. At the rear the garden is approximately 56m long and 19.5m wide and steps up from paving behind the dwelling to a lawned area, with a number of outbuildings around the boundaries. There is 1.8m close-boarded fencing around the garden and mature screen planting to the rear boundary. In front of the house the side boundaries are delineated by hedge planting and there is a low brick wall to the front. The property has been previously extended to the rear with two small flat roofed additions containing a kitchen and dining area.
- 1.2 The area surrounding the application site is residential and is comprised of a mixture of one and two storey detached and semi-detached dwellings in a variety of style and materials and with no particular pattern of development and a staggered building line. London Road slopes gradually upward towards the north-east.

2. Planning History

APP/18/00833. Proposed use of premises for mixed use comprising residential and cattery uses, including construction of cattery building with 6 pens and reception/office building to rear of No.203a.(Revised) (Approved 15/01/2019). Request to Discharge Condition 6 (09/07/2019).

APP/17/00334 - Proposed use of premises for mixed use comprising residential and cattery uses, including construction of 1No. cattery building to the rear of No.203 and 1No. cat pen block, 1No. cat chalet and 1No. reception/office building to rear of No.203a. PERMIT. 29/08/2017

95/60658/000 - Loft conversion with dormers to front and back. PERMI. 22/09/1995

Officer Comment

The application for mixed residential cattery use of the site was implemented and is still extant. The property changed ownership in 2021 and at the time of visiting the site the cattery business was no longer operating and remaining cattery buildings were in use as garden stores.

3. Proposal

Additional storey and two storey rear extension following demolition of existing extension.

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)
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

Arboriculturalist, Tree Team

No comments received.

Officer Comment

The Council's Arboriculturist was consulted as part of a meeting and has confirmed that the TPO trees to the rear of the site are not a constraint to development.

Developer Services, Southern Water

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

Officer Comment

Informatives relating to proposed soakaways and protection of public sewers have been added. It is noted that the connection for this application site is existing and the informative has been worded accordingly. The map extract provided indicates that the existing public sewer is located in the front garden of the site.

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: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		11/06/2025	02/07/2025	Is advertised in the public interest

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.

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

7.3 The proposal would include removing the existing roof of the property to add a new full height storey, as well as extending at two storey to the rear. The height of the dwelling would increase from approximately 6.5m to approximately 8.35m. This was revised down from the height of 8.57m as originally submitted by reducing the eaves height to bring the proposal more in line with the proportions of Nos.197 and 199. It is also noted that the submitted existing and proposed drawings do not take the slight slope of the site into account so that the maximum ridge height above ground level is likely to be closer to 8.7m when seen from the street. There would be four bedrooms and a family bathroom at first floor whilst at ground floor one of the existing bedrooms would become a lounge. The proposed rear extension would provide an extended open-plan dining and kitchen space at ground floor. The existing property has five bedrooms therefore no additional parking provision is required, based on the guidance set out in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13. It is noted that the existing driveway, which would be retained, is generous in size and is able to accommodate at least 5 vehicles.

7.4 The proposed additional storey would have a somewhat lower pitched roof than the existing so that whilst the increase in eaves height would be approximately 2.5m the overall height increase would be approximately 1.85m. The roof would be hipped in form and the existing front bay features would be continued at first floor, with the new bays to be tile hung to match the roof. In terms of scale and design, the proposed frontage would appear similar to Nos.193-199 further to the south-west of London Road. The upper floor would be rendered in a white or off white to match nearby dwellings and other materials would be to match those of the host dwelling. Properties within this section of London Road are mixed, so that whilst the neighbouring dwellings to either side of the site are bungalows there are two storey houses immediately opposite and within 100m to the south-west. The building line is also irregular, with Nos.191 and 207 sitting noticeably forward of the host dwelling. Whilst the proposed additional storey would significantly increase the mass and bulk of the host dwelling it would therefore not be out of keeping with the wider street scene and would be well set back from the street so that it would not appear unreasonably prominent.

7.5 The proposed two storey addition would sit in line with the rear wall of the existing kitchen extension, projecting approximately 4.25m behind the original house. The existing kitchen extension is shown as remaining, with the addition of a roof lantern, so that the two storey addition would be approximately 4.63m wide with a roof approximately 1.4m lower than the main ridge. Given the generous overall plot size, it is considered that the proposals could be comfortably accommodated within the extent of the site. Overall, it is therefore considered that the proposals would be acceptable in the context of the site and wider street scene.

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.203 London Road is a detached bungalow to the south-west of the application site. There is a large flat roofed extension behind the original bungalow that was approved under 08/733307/000 for a kitchen and utility area leading to a garage at the side of the property along with some internal reconfiguration. As part of the extension an existing rear facing bedroom window was moved and replaced with a side facing window, angled north-west towards the shared boundary and host dwelling. The window receives little natural light and has a limited outlook due to its position, however, to mitigate this, the bedroom it serves also has a large roof lantern. The agent has confirmed that all proposed side facing windows to the first floor would be obscured glazed with top opening lights only and a condition is recommended to secure this. The extension at No.203 projects approximately 1.8m beyond the rear of the proposed two storey addition such that the proposals would have no impact on rear facing primary windows or the patio and garden behind. The proposals would have some impact the side facing bedroom window in terms of outlook and overbearing, however it is noted that outlook to this window is already constrained and that the roof lantern which provides additional light and outlook is set further back in the room so that the impact to this would be marginal. Therefore, whilst the proposal would have some impact in terms of outlook and a sense of overbearing, this would not be unacceptably adverse to the overall amenity currently enjoyed at this property. On balance, the impact to No.203 is therefore considered to be limited and acceptable.
- 7.8 To the north of the site is No.205, a detached bungalow that is set noticeably further back than neighbouring properties so that its frontage is approximately level with the rear wall of the original host dwelling. No.205 has two side facing windows facing towards the detached garage and outbuildings of the host dwelling. The proposed two storey addition would be set approximately 9.6m from the side wall of No.205 and as such would be at a sufficient distance to avoid undue loss of light and outlook or a sense of overbearing. Potential shadow casting from the proposed addition to the front facing living room windows was discussed with the agent and an extract from the model showing worst-case overshadowing was provided, indicating that the shadow line would stop just short of the front facing bay. This aligns with shadow casting as checked in section in accordance with section 5.43 of the Havant Borough Council Design Guide SPD (2011), and it is noted that the additional storey would be well set away from the boundary with the existing driveway to the garage retained. The relationship would be generally similar to that seen at Nos. 159 and 161A London Road nearby. Overall, the impact to No.205 is considered to be limited and acceptable.
- 7.9 The ownership of the area of land immediately behind the application site is uncertain, and a site notice was displayed accordingly. There are no other properties immediately adjacent to the site.
- 7.10 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) Biodiversity Net Gain (BNG)

- 7.11 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/25/00121 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:

Proposed Plans and Elevations 24.012.SP 02D1 Rev D
Email Aquila Architecture received 22 August 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 22 August 2025, 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension building hereby permitted the windows in the first floor on the side elevations facing north-east and south-west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.
- 2 You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0330 303 0119) or by email at: SouthernWaterPlanning@southernwater.co.uk

3 *Proposed soakaways - advice from Southern Water*

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.