

DELEGATED OFFICER REPORT

PROPOSAL	Proposed Single Storey extension, associated landscaping and external door alterations
LOCATION:	2 Vian Road, Waterlooville, PO7 5TW
REFERENCE NO:	APP/25/00557
APPLICANT:	Mr Steven Gibbons
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	16/09/2025
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey semi-detached house located in Stakes Ward. The property features a rear and side garden and to the front garden and parking. The properties material's feature brickwork and tilework for the external walls and a brown concrete roof.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similarly designed properties with a wide variation in external materials.

2. Planning History

Is there any planning history relevant to the current application?

Yes - 04/69156/000 - Retention of replacement fencing with a height of 1.98 metres to the north east, north west and south west boundaries – approved 04 May 2004.

3. Proposal

- 3.1 Proposed Single Storey extension, associated landscaping and external door alterations. The proposed landscaping which would include ramps has been confirmed to be no more than 150mm which would accord with permitted development rights under the (General Permitted Development) (England) Order 2015 (as amended) and is not further discussed in this report. The plans also show a rear shed. This is already existing and will not be further assessed in the report.

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

CS15 (Flood and Erosion Risk)
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

Councillor Elizabeth (formerly Dianne) Lloyd	No comments received
Councillor S Milne	No comments received
Councillor Simon Hagan	No comments received

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.
Number consulted: 12

Public comments - Number of representations received: **0**

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)
- (v) Parking

(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

Side extension

- 7.3 The Havant Borough Design Guide SPD states "*It is important that the extension remains subservient to the main building*", the side extension would be single-storey and smaller in width, depth and height to the main dwelling and is considered to accord with this guidance for side extensions. The Havant Borough Design Guide SPD also states regarding extensions that they should "*not protrude too far forward from the main building, or be prominent in the street and should respect the common building line*". The side extension whilst in a prominent corner location would respect the building line of Cunningham Road and is not considered to be an over prominent addition to the streetscene. With regards to these considerations, the side extension is considered to have an acceptable impact upon the character of the dwelling and upon visual amenities.
- 7.4 Regarding materials, the side extension would feature matching brickwork and fenestration to the main dwelling. The proposed roof of the side extension would be Marley Mendip, a condition will be added to match the main dwelling's materials as far as possible in terms of colour. Regarding this, the material palette is considered acceptable.
- 7.5 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) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

Other Works:

- 7.6 The proposed landscaping and external door and alterations are considered to have an acceptable impact upon the streetscene and is not considered to detract from the established urban environment.

(iii) Effect on neighbouring properties

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No.

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Is there sufficient amenity space?

Yes

- 7.10 Consequently, it is considered that the proposal would 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) 2011. 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.

(v) Parking

- 7.12 This application, proposes a side extension which would remove potential parking space from the application site. This property is a 3-bedroom dwellinghouse which will become a 4-bedroom dwelling. This requires 3 parking spaces to conform to the Havant Parking SPD's requirements. The available parking space to the front and side of the proposed side extension shows 3 parking spaces which would ordinarily accord with the Parking SPD's requirements. Officers however were concerned that the 3 parking spaces shown on the plans would be overly constrained within the curtilage of the site. In response to this, a parking survey was requested but was not provided during the application process.
- 7.13 Officers note that there is a potential shortfall in parking that may arise as a result of this planning application, however officers note that paragraph 116 of the NPPF (2024) states "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*". Officers further note that on street parking on Vian Road and Cunningham Road is generally widely available and does not appear to be constrained. Officers note, that although this application, may leave a parking shortfall on the curtilage of the application site, which is noted to be a negative impact upon the road network, officers are not of the opinion, that it would be a severe impact that would warrant the refusal of this application. On balance, officers consider that though the impact would not accord with the Havant Parking SPD, the impact would not be severe and would therefore accord with the NPPF (2024) and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011).
- 7.14 In order to maximise the opportunity for on site parking provision a condition is recommended to ensure that potential parking is provided in accordance with the site plan.

8 Conclusion

- 8.1 The proposed development is on balance acceptable in principle, would on balance have an acceptable impact regarding parking concerns and is considered 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 Executive Head of Place be authorised to Approve with Conditions for application APP/25/00557

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:

Drawing Number: Gibbons/Waterlooville/2025/02/B: Amended proposed and existing elevations and floor plans, amended site plan, location plan, section plan, parking plan, elevations of existing shed: Uploaded 23rd October 2025.

Email by Ross Kenneth named agent confirmation of height of ramps: Uploaded 23rd October 2025

Reason: To ensure provision of a satisfactory development

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable. The roof tiles for the extension shall match the colour of the main roof as far as possible.

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. Prior to the occupation of the extension hereby approved parking shall be provided in accordance with the approved site plan. The additional parking area shall include porous surfacing to prevent run off to the highway. The area shall thereafter be retained for parking.

Reason: To maximise on site parking in the interests of the amenities of the area and highway safety having due regard to policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 and the National Planning Policy Framework.

Informative:

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,