DELEGATED OFFICER REPORT

PROPOSAL	**Single Storey rear extension to kitchen and first floor extension to form new master suite with external material alterations.**
LOCATION:	13A Billett Avenue, Waterlooville, PO7 7SZ
REFERENCE NO:	APP/25/00981
APPLICANT:	Mrs Lara Geall
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	12/01/2026
APPLICATION EXPIRY DATE:	22/01/2026
WARD:	Waterloo

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

1.1 The application site comprises a detached dwellinghouse located on the north side of Billett Avenue. The property has a pitched roof with dormers set within the roof slope. The property features mock tudor cladding, hanging tile and brickwork to the elevations, with an attached double garage to the side elevation. To the front of the property is a landscaped front garden with hard standing allowing for on site parking. The area is residential in character.

2. Planning History

Is there any planning history relevant to the current application?

None relevant

3. Proposal

Single Storey rear extension to kitchen and first floor extension to form new master suite with external material alterations.

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.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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)

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

5. Statutory and Non Statutory Consultations

Southern Water

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Development Site is not within Southern Water's Supply Area
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.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate) Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue. 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.

Chichester Harbour Conservancy

As this is well outside the Chichester Harbour National Landscape, The Conservancy has no comments to make.

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.

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

Number consulted: 9

No representations 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

(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 comprises a single storey extension to the rear elevation and a first floor rear extension . The proposed single storey rear extension would have dimensions of approximately 6 metres in width by 3.8 metres in depth with a false pitch roof and raised lantern rooflight. This room would serve a dining room with bi-fold doors to the rear and a side elevation window.

7.4 The proposed first floor addition would be sited above the existing lounge to the rear and would form a pitched roof with a juliet balcony to the rear elevation. It would have a width of approximately 5.4 metres, eaves height of 4.5 metres and ridge height of 7.5 metres approximately. This would serve a bedroom, bathroom and walk in wardrobe. The side elevation to the east side would feature 3 rooflights serving the bedroom; and 3 rooflights would be provided to the west side elevation roof slope serving the bathroom. Construction materials include

matching clay tile hanging to the rear first floor and roof alongside other upgrades to external materials on the building.

7.5 The proposed extensions would be located to the rear of the site and are considered to be generally modest in both scale and appearance when viewed in conjunction with the existing building and plot which comprises a generous rear garden space. The extensions would not be highly visible from the public realm and are not deemed to result in any harm to the character of the area.

7.6 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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 To the east of the application site is no 15 Billett Avenue. There would be a reasonable separation distance between the two properties, and the rear single storey extension would not project significantly beyond the rear elevation of no 15. The first floor extension would be separated from no 15 by over 10 metres and is not deemed to result in any overshadowing or overbearing impact. The rooflights to this side would be set at 1.7 metres above finished floor level and are not considered to result in overlooking toward no 15.

7.8 To the west of the application site is no 13 Billett Avenue. The first floor extension would be sited closer towards the shared boundary however over 10 metres separation distance would still remain between the side elevations of these properties. For this reason the first floor extension is not considered to result in any harmful impact to the amenity of this property. There would be 3 rooflights located to this side, however these would serve bathrooms and are not considered to offer any sustained views across toward no 13.

7.9 To the rear of the site are properties located along Highfield Avenue however there would be over 65 metres separation distance between the rear elevations of these properties which far exceeds the minimum set off distances as outlined in the Havant Design Guide and therefore the proposed Juliet balcony is not considered to result in overlooking towards these properties.

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).

(iv) Parking

7.11 There is substantial space on site to allow for the parking of 3 vehicles which would meet the SPD parking requirements.

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 Approve with conditions for application APP/25/00981

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:

22081 101 REV P1 Location and block plan
22081 501 REV P2 Proposed elevations
22081 402 REV P3 Proposed floor plans
22081 502 REV P1 Proposed elevations North and South
Application form – materials uploaded on the 27.11.2025
22081 601 REV P1 Proposed section drawing

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 and those set out in the application form.
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.