

DELEGATED OFFICER REPORT

PROPOSAL	Proposed Single Storey side and part rear extension forming additional ground floor accommodation. Flat roofed with mansard pitched roof eaves treatment, raised patio.
LOCATION:	47 Wigan Crescent, Havant, PO9 3PN
REFERENCE NO:	APP/25/00800
APPLICANT:	Mr & Mrs Denis Horton
CONSULTATION EXPIRY DATE:	07/10/2025
APPLICATION EXPIRY DATE:	18/11/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey semi-detached house located in Bedhampton Ward. The property features a rear and side garden and to the front garden and parking. The properties material's feature brickwork 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

APP/22/00810 – Two-Storey side extension & single storey rear extension with raised patio and pergola to rear GRANT PERMISSION

3. Proposal

- 3.1 Proposed Single Storey side and part rear extension forming additional ground floor accommodation. Flat roofed with mansard pitched roof eaves treatment, raised patio.

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)

CS 17(Concentration and Distribution of Development within the Urban Areas)

CS 18 (Protection of infrastructure)

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: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Councillor L Fairhurst	No comments received
Councillor P Gray	No comments received
Councillor M Lind	No comments received

Developer Services, Southern Water Southern Water

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer 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>

Existing Gravity Sewer

The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Condition: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

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

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: 13

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/rear 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, 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/rear extension whilst in a prominent corner location would respect the building line of and is not considered to be an over prominent addition to the streetscene. With regards to these considerations, the extension is considered to have an acceptable impact upon the character of the dwelling and upon visual amenities.

7.4 Regarding materials, the extension would feature matching brickwork and fenestration to the main dwelling. The proposed roof of the would 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 raised patio is 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/rear extension which would not remove potential parking spaces from the application site. This property is a 3-bedroom dwellinghouse the parking would conform to the Havant Parking SPD's requirements.

8 Conclusion

- 8.1 The proposed development is on balance acceptable in principle, 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.
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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:

Design and Access Statement Tomes Architects
C3608-1 Location Plan
C3608-2 proposed block plan
C3608-3 Rev B proposed elevations
C3608-4 Rev B proposed plans floor plans

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 commencement of development details of measures to be taken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved sewer protection measures.

Reason: To ensure the adequate protection of infrastructure and having due regard to Policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 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.

2. 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