

DELEGATED OFFICER REPORT

PROPOSAL	Single Storey Rear Extension
LOCATION:	128C Park Avenue, Waterloooville, PO7 5DP
REFERENCE NO:	APP/26/00020
APPLICANT:	Mr & Mrs D & J Clarke
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/02/2026
APPLICATION EXPIRY DATE:	09/03/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 128C Park Avenue is a detached three storey property on the eastern side of Park Avenue. The property is finished in brickwork at ground floor with off white render to the first floor and anthracite uPVC fenestration under a plain tiled gable roof. In front of the property there is an area of hardstanding that provides parking and access to an attached single garage with a hipped roof on the south side of the dwelling. To the rear the private garden is approximately 10.3m long and has been astroturfed. The south boundary tapers so that the width of the garden immediately behind the dwelling is approximately 12.1m and narrows at the rear boundary to 7.3m. The site slopes upwards gradually from the street so that an area of the garden by the rear boundary forms a raised terrace and fencing to the south boundary is set into a retaining wall where it borders the driveway of 128B. Along the north boundary the fencing follows the slope of the site so that it maintains a height of 1.8m.
- 1.2 The area surrounding the application site is predominantly residential, with dwellings in a variety of styles and materials. To the south of the site beyond the driveways of 128A and 128B is Purbrook Park School and playing fields.

2. Planning History

APP/22/00561. Loft Conversion with Side Dormers. PERMIT, 21/09/2022.

05/69293/001. 3no. detached dwellings and access. Demolition of existing dwelling. PERMIT, 25/10/2005. *Class A Permitted Development rights removed under Condition 9.*

3. Proposal

Single Storey Rear 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)

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 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: 5

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
<p>Extending the house further back might create damp issues on the border between properties (REDACTED) as there is limited direct sunlight which will be further reduced by the extension (blocking sun from the south). Should this situation happen, the owners of 128C should have full responsibility for resolving them (REDACTED).</p> <p>The existing property plan does show the position of the air-conditioning unit. The proposed plans seem to suggest that the air-conditioning unit shall remain as-is. It should stay in its current position and not to be moved further back towards the garden to ensure that noise level when in operation will not increase and impact neighbouring properties.</p> <p>The owners of the 128C Park Avenue shall also consider implications of the covenant on 3 houses (128B, 128C and 128D) – SH19137, section 13.2.1.12 and not proceed with the building work until this is remedied. The covenant says “Not to erect any building or other structure as an extension to the dwelling on the Property or make structural alternations to the dwelling on the Property save for a small single storey conservatory built in accordance with plans first approved by the Transferor.”</p>	<p>Comments relate to civil matters outside the remit of planning. The air conditioning unit referred to is on the side of the existing house and, as no alterations to it are proposed, has not been considered as part of this application.</p>

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
- (v) Biodiversity Net Gain (BNG)

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

- 7.3 The proposal is for a single storey rear extension with a low monopitch roof and in materials to match the host dwelling. It is noted that Class A Permitted Development rights have been removed at the property but that the proposal would otherwise meet Permitted Development criteria.
- 7.4 The proposed extension would be approximately 7.4m wide, spanning the rear of the existing house, and 2.6m deep. The height to the ridge would be approximately 3.4m. As such it would appear subservient to the main dwelling and would not be visible from the public realm. The proposed extension is therefore considered to be 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). 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

- 7.6 To the east is No.128B, which is a detached chalet bungalow. The driveway of the property runs adjacent to the south boundary of the application site and wraps around to form a parking area. No.128B has no west facing windows within its end gable so that the closest window would be a rooflight approximately 18m from the proposal. Noting the small scale of the proposed extension, the impact to No.128B is considered to be limited and acceptable.
- 7.7 No.128D is a detached two storey dwelling to the north of the site. The proposed extension would be set approximately 1.1m from the shared boundary and, due to the relatively low height of the roof, would meet the overshadowing guidance as set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). It is noted that in section the amount of shadowing would not significantly exceed that created by the existing boundary fence. As such the impact to No.128D is considered to be limited and acceptable.
- 7.8 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.

(v) Biodiversity Net Gain (BNG)

- 7.9 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/26/00020 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 Single Storey Rear Extension 02/25

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:

- Your application was acceptable as submitted and no further assistance was required.