

DELEGATED OFFICER REPORT

PROPOSAL	Part single and part two storey rear extension following demolition of conservatory, alterations to fenestration and materials, new front dormer and alterations to existing dormers
LOCATION:	3 Southbrook Close, Havant, PO9 1RW
REFERENCE NO:	APP/25/01048
APPLICANT:	Ms Nadia Bakeer
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/02/2026
APPLICATION EXPIRY DATE:	18/02/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 3 Southbrook Close is a detached chalet bungalow to the western side of Southbrook Close, set back from the street behind an asphalt driveway and lawn fronted by a low brick wall. The property is finished in red brickwork at ground floor with red tile hanging to the front gable and dormers and render to the gable ends at either side. Fenestration is white uPVC and the roof is finished in brown plain tiles. The property has been previously extended at the rear with a single storey flat roofed kitchen extension and a conservatory. There is a driveway adjacent to the north boundary leading to a detached double garage at the rear of the site, with the hardstanding in front of the garage merging into a patio area. The private rear garden is approximately 25.8m in length behind the conservatory and wraps around the garage with a width at the rear boundary of approximately 14m. The garden is surrounded by mixture of 1.8 and 2m high close-boarded fencing except where the garage of the neighbouring property forms part of the boundary. There is extensive mature planting beyond the line of the rear boundary.
- 1.2 The area immediately surrounding the application site is residential and is predominantly comprised of detached properties within generous plots. The majority of dwellings within Southbrook Close are two storey and are varied in style and appearance.

2. Planning History

At 1 Southbrook Close

APP/12/00026. Front first floor extension and facade remodelling including red cedar cladding. PERMIT 14/05/2012.

3. **Proposal**

Part single and part two storey rear extension following demolition of conservatory, alterations to fenestration and materials, new front dormer and alterations to existing dormers.

Officer Comment

The drawings and description of the proposal were revised at the request of the agent.

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 Daniel Berwick No comments received.
Councillor Gillian Harris No comments received.
Councillor Phil Munday 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: 7

Number of site notices: N/A

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
- (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 proposals comprise the removal of the existing rear conservatory and the addition of a two storey gable ended rear extension and a further flat roofed single storey extension. Works to the roof would include the removal of one existing rear dormer and the addition of a new pitched roof to the other. An additional pitched roof dormer would be added to the front facing roof slope and a number of alterations to the existing fenestration and materials are also proposed. The existing dwelling has two bedrooms at ground floor and two bedrooms at first floor and, whilst the bedroom accommodation would be altered through reconfiguration and additional floorspace, there would be no increase in the number of bedrooms.

7.4 The proposed two storey addition would be approximately 4.37m in width and would extend out approximately 1.8m, aligning with the rear wall of the existing single storey extension. It would have a maximum height of approximately 6.1m with a glazed gable feature. The proposed flat roofed rear extension would be approximately 7.2m wide and would extend a further 3.9m beyond the rear of the proposed two storey addition, a total of 5.7m behind the main dwelling. It would have a maximum height of approximately 2.75m with a centrally located roof lantern. Both proposed extensions and the alterations to the existing rear dormer would be to the rear of the site and as such would not be

visible from the public realm. The proposed additional dormer to the front roof slope would match the scale and appearance of the existing front dormer and would be centred over an existing ground floor window to give a balanced appearance. The additions would be visually subservient and appropriate to the style of the main dwelling and are therefore considered to be acceptable.

- 7.5 On the south side elevation an existing first floor window would be removed and a high-level ground floor window would be replaced by two longer windows. On the north side an existing first floor window would be widened and a bathroom window would be relocated. These alterations are relatively minor in terms of the overall appearance of the dwelling and are therefore considered to be acceptable.
- 7.6 The proposed rear extensions would be finished in off-white render, similar to the existing gable ends, with stone coloured frames to the fenestration and red clay tiles to the new pitched roof. The frames were initially shown as light green, however when clarification was sought from the agent on whether all the windows would be replaced in this colour a change to stone colour was requested. The agent has also confirmed that all fenestration would be replaced to match. It is noted that the proposed glazing would, in most cases, introduce additional stiles and transoms to the frames giving greater horizontal emphasis to the overall appearance of the property. The dormers would have off white rendered gables with the cheeks clad in red clay hanging tiles. All existing brown tiles would be replaced with red clay and the existing front facing gable would also be rendered. Noting the wide variety of styles and materials in the immediate locality and that the existing gable ends are already rendered in an off white, the proposed materials are considered to be acceptable.
- 7.7 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

- 7.8 To the north is No.5 Southbrook Close, which is a two storey detached house separated from the application site by the driveways of both properties and by 1.8m high close-boarded fencing along the majority of the shared boundary. The proposed additions would be located to the south side of the site, approximately 5.8m from the boundary with No.5, and as such are considered to have a limited and acceptable impact on this property. It is recommended that the altered first floor window to the north, which would serve a bathroom, be conditioned so that it remains obscure glazed and with restricted opening.
- 7.9 No.1 Southbrook Close lies to the south and is another two storey detached dwelling, which has previously been extended both to the rear at single storey and to the front at first floor with a front facing balcony under APP/12/00026. On the north side No.1 has two small obscure glazed windows to a first floor bathroom, an obscure glazed window to a ground floor W.C, and an external door to a boiler cupboard. There are bifold doors within the rear extension facing west to the rear garden. Noting the orientation of No.1 in relation to the proposals and the limited depth of the proposed two storey addition, the proposals are considered the result in a limited and acceptable impact to this property. It is further noted that the proposed single storey extension would, other than the altered fenestration colour, meet the criteria for a larger home extension under prior approval.

- 7.10 No.17A Langstone Road is a bungalow situated to the west of the site. It has unusual curved extensions around a courtyards and garden area so that the main aspect of the property is to the south. The shared boundary is heavily screened by mature planting as well as by 2m high close-boarded fencing, and the proposals would be set at least 23.5m from this. Considering the above, the impact to No.17A is considered to be limited and acceptable.
- 7.11 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)

- 7.12 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/25/01048 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 SC2025-PD101 rev F
Email received 27 February 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 27 February 2026, 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 development hereby permitted the window in the first floor on the elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 100mm restrictor arms and shall be 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:

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