

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension
LOCATION:	31 Frances Road, Purbrook, Waterloooville, PO7 5HH
REFERENCE NO:	APP/26/00007
APPLICANT:	Ms J Quinn
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/02/2026
APPLICATION EXPIRY DATE:	03/03/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 31 Frances Road is a semi-detached bungalow on the northern side of Frances Road. The property is set back behind a gravelled area that provides parking and hardstanding that provides vehicular access from the road and then continues as a side access path along the eastern boundary of the site to a pass gate that provides access to the rear garden. The bungalow is finished in a mixture of red brick and cream render with white uPVC fenestration under a hipped concrete tile roof and has been previously extended to the rear with a flat roofed single storey extension in brick and pebbledash adjoining a matching infill extension at No.29 and a small lean-to conservatory. The site slopes gradually down from Frances Road so that immediately behind the extensions there is a raised patio and timber decking area that steps down to a lawned garden. At the time of visiting the site the timber decking had been partially removed, As measured from the rear wall of the conservatory, the rear garden is approximately 32.7m long and 7.7m wide. The eastern boundary is screened by approximately 2m high close-boarded fencing, which drops to 1.8m high trellis topped fencing at the rear where the site borders a public footpath. To the western boundary 1.8m high close-boarded fencing extends along approximately a third of the garden behind the dwelling before it is replaced by low chain-link fencing and mixed tree and shrub boundary planting.
- 1.2 The area surrounding the application site is residential and is comprised of one and two storey dwellings in a variety of styles and materials, many of which have been previously extended and altered. Frances Road is on an incline and rises gradually from west to east. There is a Public Right Of Way immediately behind the site running between Park Avenue and Fir Copse Road and a site notice was displayed accordingly.

2. Planning History

05/59976/004. Single storey rear extensions straddling the common boundary between No's 29 and 31 Frances Road. PERMIT 26 September 2005.

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

Southern Water

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.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. **Therefore, Southern Water has no objections to this proposal.** 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

<p>required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).</p> <p><u>Officer Comment</u></p> <p><i>As there is an existing connection at the site no new connections are anticipated. An informative relating to the protection of public sewers has been added in line with the comments above.</i></p>
<p>County Highways Team</p> <p>Thank you for consulting the Highway Authority on the above planning application. The Highway Authority wishes to make the following comments.</p> <p>As the application is for 5 dwellings or less, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority https://www.hants.gov.uk/transport/developers/consultation</p> <p><u>Officer Comment</u></p> <p><i>Consultation due to PROW at the rear of the site. The proposal is unlikely to affect this, however in the absence of specific comments relating to the PROW an informative has been recommended.</i></p>
<p>Councillor Paul Tansom No comments received.</p>
<p>Councillor Caren Diamond No comments received.</p>
<p>Councillor Antonia Harrison No comments received.</p>

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: 8

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice	23/01/2026	13/02/2026	Affects a public right of way - Part III of the Wildlife and Countryside Act 1981 applies

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
<p>I am concerned that the proposed extension would have a significant impact on natural light entering [Redacted]. I am also concerned about the impact the extension will have on natural light entering [Redacted].</p> <p>I am not opposed to an extension however I believe the current length may have an impact on my property value and saleability. If the extension proposed lined up with [Redacted] this would be more acceptable.</p>	<p>Please see section 7 below for full comments regarding impact on neighbouring properties.</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 relates to a flat roofed single storey rear extension that would replace the existing lean-to conservatory. The proposed extension would be approximately 5.825m wide, spanning the rear of the existing dwelling, and 4.95m long, extending to approximately the line of the existing raised decking. Due to the sloping nature of the site, although the proposed extension would have a similar eaves line to the host dwelling it would have a maximum height of approximately 3.3m as measured from the ground level at the rear wall of the extension. The flat roof would have a rooflight set within it. Steps down to the garden are shown behind the proposed extension however no replacement raised decking area is included. Materials to the proposed extension

would be to match those of the host dwelling. Given that the proposal would be to the rear of the property, and would not be immediately visible from the public realm, it is therefore deemed to be acceptable.

- 7.4 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

- 7.5 To the east is No.33 Frances Road, a similar style bungalow to the host dwelling that has been previously extended to the rear with a single storey addition and two conservatories. No.33 is at a higher ground level so that the finished floor and eaves height sit approximately 0.4m above those of the host dwelling. Facing the existing host dwelling is the entrance door, an obscure glazed window to a shower room, and two clear windows to a lounge which has rear doors to one of the rear conservatories. The conservatory is also clear glazed and partially overlooks the host dwelling, although the main aspect is towards the private rear garden. The proposed extension would be approximately 1.8m shorter than the conservatory at No.33 with no side facing windows and, noting that the two properties are separated by a distance of approximately 2.8m and that No.33 is set at a higher level, the impact to this property is therefore considered to be limited and acceptable.

- 7.6 No.29 Frances Road lies to the west and is the other half of the semi-detached pair. No.29 has previously had a hip to gable and rear dormer loft conversion and has also been extended to the rear several times so that there are two further additions beyond the joint extension approved under 05/59976/004 and an approximately 3.6m long rear conservatory beyond these with obscure glazing to the east facing fenestration. One of the extensions includes a rear facing bedroom window and the proposed extension would extend approximately 1.4m past the rear wall that the window is set in. 45 degree diagrams were therefore requested from the agent to assess whether the proposed extension would meet the tests set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). The drawings provided indicate that the proposal would fail the test by a matter of millimetres, and it is also noted that the bedroom window in question faces due north and currently receives little direct light.. On balance therefore, whilst it is recognised that the proposal would have some impact in terms of light, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.

- 7.7 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).

(v) Biodiversity Net Gain (BNG)

- 7.8 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/26/00007 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:

Location Plan

Block Plan

Rear Extension Existing & Proposed Plans & Elevations 9272.25.1 Rev.A

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.

2 Sewers

You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water at Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

3 Public Right of Way

The grant of planning permission does not entitle you to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development permitted to be carried out you should apply without delay to either; Havant Borough Council in the case of a footpath or bridleway (under Section 257 of the Town and Country Planning Act 1990) or the Department of Communities and Local Government (CLG) for any other issues (under Section 247 of the Town and Country Planning Act 1990).