

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey rear / side extension.
LOCATION:	23 Warblington Avenue, Havant, PO9 2SD
REFERENCE NO:	APP/25/00739
APPLICANT:	Mr & Mrs P Rowsell
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	17/12/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 This application site comprises a substantial detached chalet style dwellinghouse located on the East side of Warblington Avenue. The property has a large hardstanding area to the front of the property with ample parking space with a large garage constructed to the front of the property approved under APP/24/00363. To the west of the site beyond Warblington Avenue are tennis courts.
- 1.2 The application site is in an area that could be considered both urban and residential, with the character of the street featuring a variety of designs and sizes of dwellings in evidence

2. Planning History

Is there any planning history relevant to the current application?

Yes - APP/24/00363 - Part retrospective application for demolition of existing garage and erection of new garage – 17th July 2024.

05/70697/000 - Provision of living accommodation in the loft space to include raising of roof ridge height and change to roof shape, construction of dormer windows to the front and rear elevations, single storey rear extension. Erection of detached double garage to the west of the dwellinghouse., PERM,19/08/2005

APP/15/01415 - Extension and alteration to existing car port/home office., REF,15/02/2016

APP/19/01253 - Alterations to existing garage building to raise roof height by 300 mm, increase floorspace and add dormer., PERM,04/03/2020

3. Proposal

- 3.1 Proposed single storey rear / side 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: N/A
Havant Borough Local Plan (Core Strategy) March 2011

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

Proposed Works

Southern Water has no objections to the proposed single storey rear / side extension.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-plantingguide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sectorguidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Officer comment: The proposed extension would feature a sufficient separation distance from the sewer network to prevent unacceptable impacts, and the recommended condition by Southern Water is not considered necessary in this instance.

Southern Gas - HP Pipeline

No comments received

Natural England

No comments received

Chichester Harbour Conservancy

No comments received (**Officer note:** the application site is not in close proximity to the Chichester Harbour National Landscape)

Environmental Health

There are no adverse comments from Commercial Team in Environmental Health to the above application.

Arboriculturalist/Tree Officer

No comments received.

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: **5**

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) Trees
- (v) Noise

(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 is for a deep, yet relatively narrow rear/side extension to No.23 Warblington Avenue. It would not be a full width extension to the rear, with officers noting it would be approximately 6.02 metres wide in comparison to the width of the main dwelling which is noted to be approximately 18.4 metres wide. Whilst the deep nature of the extension is noted, it would feature matching materials to the main house, helping maintain the vernacular of the application site, and officers consider that it has been sensitively designed, with an architectural language clearly echoing the character of the existing property. The overall scale and proportions of the extensions are whilst deep, narrow in nature and single storey retaining a subservient design to the host dwelling, meeting the design guidance in the Havant Borough Design Guide SPD

(iii) Effect on neighbouring properties

- 7.4 Regarding the location, scale, fenestration and mass of the proposal, properties to the southern, western and eastern sides of the application site are considered to be acceptably impacted by the proposal.

No.19 Warblington Avenue

- 7.5 It has been considered important to assess the impact upon No.19 Warblington Avenue owing to the close proximity of the proposal to No.19's rear garden. Overlooking concerns have been assessed as acceptable, regarding this proposal, owing to that fenestration would be located at ground floor level, which would only face boundary treatment of No.23's rear garden.
- 7.6 Regarding overshadowing and overbearing concerns, Whilst the proposed extension is noted to be very deep, it would be located next to a 2.3 metre brick wall on the northern side of the application site and would moreover be located near trees around the boundary treatment lessening its impact upon No.19's rear garden. Whilst officers note that there would be an increase in overshadowing and the sense of enclosure for No.19's rear garden, Owing to the wide and generously sized rear garden of No.19, officers consider that the impact of the proposed rear extension would be limited for No.19's rear amenity space and officers consider this acceptable.

(iv) Trees

- 7.7 Due to nearby trees, the Council's Arboriculturist was consulted during the application process, regarding this application, the Council's Arboriculturist did not provide a comment on the scheme, regarding this, the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(v) Noise

- 7.8 Due to the proposed pool plant, Environmental Health was consulted during the application process, regarding this application, Environmental Health had no adverse comments regarding the scheme, and the proposal is considered to accord with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is on balance 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/25/00739

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 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: CFA FULL 02: Existing floor plans and elevations: Date Uploaded 22/09/2025

Drawing Number: CFA FULL 01: Proposed floor plans and elevations, Block and location plan: Date Uploaded 22/09/2025

Reason: - To ensure provision of a satisfactory development.

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, and,

In this instance:

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