

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/01038.

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Loft conversion including rear dormer and alteration to the existing roof to form a squared-off appearance.

SITE ADDRESS: 7 Hallett Road, Havant, PO9 2PJ

AGENT DETAILS: Miss Travers-Ayres

APPLICANT DETAILS: Miranda Dienes

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 12 February 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

The site comprises a two-storey semi-detached dwelling with red brick at ground-floor level and pebble-dash render to the first floor elevations. The property includes a two-storey side extension and a single-storey rear extension. The shingled frontage provides off-road parking for 2–3 vehicles. To the rear, there is a block-paved patio adjoining the house, with the remainder of the garden laid to lawn. The rear and side boundaries are enclosed with close-boarded timber fencing.

2 Planning History

90/54942/000 – Single storey rear extension – Permit 31 May 1990

97/54942/002 – Two storey side extension – Permit

3 Proposal

Loft conversion including rear dormer and alteration to the existing roof to form a squared-off appearance.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required.

6 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

7.3 The proposed development would involve a loft conversion including a hipped to gable roof and new rear dormer; 1No. roof light to the rear roof slope of the existing two storey rear extension and 2No. roof lights to the front elevation. The roof conversion will be used as an additional bedroom en-suite and wardrobe area. The rear dormer would have a length of approximately 5.5 metres, a maximum depth of approximately 2.9 metres and a maximum height of approximately 2.5 metres. The hipped to gable roof would be the same height as the existing main roof ridge line of the dwellinghouse.

7.4 The proposed gable roof and dormer would have materials similar in appearance to those on the existing dwellinghouse.

7.5 Due to the location at the rear of the property the proposed hip to gable extension and rear dormer would not be readily visible from the streetscene and is not considered to have an adverse visual impact upon the street scene. It is noted that other properties within the locality benefit from roof alterations and rear dormers.

7.6 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

- 7.7 The proposal would have minimal effect on the neighbouring properties to the front.
- 7.8 The proposed loft conversion and dormer would have a distance of approximately 23m to the rear boundary, with an approximate distance of 28m to the rear facing elevation of Glenleigh Cottage. It is therefore considered any impact upon this neighbouring property would be acceptable.
- 7.9 The proposed gable end will have a distance of approximately 5m to the boundary and from the side facing elevation of the neighbouring property to the west (No.9 Hallett Road), there are to be no proposed windows within this facing gable which will eliminate any overlooking or loss of privacy concerns. It should also be noted that any view from the rear dormer would be at an angle to the neighbouring property, the dormer would face down the rear garden of the application site. It is therefore considered any impact upon this neighbouring property would be considered minimal and acceptable.
- 7.10 The proposed gable end will have a distance of approximately 7m to the boundary of the adjoining neighbouring property to the east (No.5 Hallett Road), the proposed gable would not be readily visible to this neighbouring property. With regard to the rear dormer, it should also be noted that any view from the rear dormer would be at an angle to the neighbouring property, the dormer would face down the rear garden of the application site. It is therefore considered any impact upon this neighbouring property would be considered minimal 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.

(iv) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.13 The number of bedrooms will increase from three to four, hence there would be a requirement for three onsite parking spaces. The property benefits from a garage and has adequate parking to the frontage for the off-road parking of at least 2No. vehicles. Therefore, meeting the requirements of Policy DM13 of the HBLP (Core Strategy).

8 Conclusion

- 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/01038 subject to the following 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 – Received 18 December 2025

Block Plan – Drawing No. 9268.25.0 – Received 18 December 2025

Proposed Plans – Drawing No. 9268.25.2 PL – Received 18 December 2025

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.

Informative:

In accordance with paragraphs 39-51 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.