DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00034

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Installation of 1 No. South facing dormer & 1 No. North facing Dormer to existing loft area.

SITE ADDRESS: 207 London Road, Cowplain, Waterlooville, PO8 8ER

AGENT DETAILS: Mr D P Manns - D M Designs
APPLICANT DETAILS: Mr Armitage

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 18 March 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

207 London Road, Cowplain, Waterlooville is a detached bungalow constructed in red/brown brick with a hung-tiled roof. The rear garden comprises a patio with the remainder laid to lawn, and an outbuilding positioned along the rear boundary. The rear and side boundaries are enclosed by close-boarded wooden fencing, with a section of partial brick wall along the northern side.

2 Planning History

91/56376/000 - Extension to rear to include first floor accommodation within roofspace. – Permit 14 August 1991

08/56376/001 - Proposed loft conversion to the front of the house and a garage extension to the side of the house. – Permit 19 February 2026

3 Proposal

Installation of 1 No. South facing dormer & 1 No. North facing Dormer to existing loft area.

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)

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 proposal is for the installation of one dormer to the southern side-facing roof slope and one dormer to the northern side-facing roof slope. Both dormers would have a pitched-roof design, positioned above the eaves and below the ridge of the main roof, and would not dominate the roof slope. The dormers would provide a bedroom and a bathroom within the converted loft space. The materials used in their construction would match the appearance of the existing roof. While the southern dormer would be visible from the public realm, it is not considered to result in any material harm to the character or appearance of the streetscene.

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 The most impacted neighbouring properties are considered to be Nos. 205 & 209 London Road.

7.6 No. 205 London Road lies to the south of the site and is set back around 4 m from the rear of No. 207. The proposed south-facing dormer would face the frontage of this property and would serve a bathroom with obscure glazing. It would not appear overbearing or cause any loss of light, outlook, or privacy, and would therefore have a limited and acceptable impact on this neighbouring property.

7.7 No. 209 London Road is located to the north of the site. The proposed north-facing dormer would face the side elevation of the existing rear dormer and the roof of the rear extensions at No. 209. The dormer would not appear overbearing, nor would it result in any material loss of light, outlook or privacy. Its impact on this neighbouring property is therefore considered limited and acceptable.

7.8 The neighbouring properties at No. 5 Kendall Close (rear) and No. 108 London Road (front) would not be affected by the proposal.

7.9 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)

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

(v) Parking

7.11 The property would increase to a 2No. bedroom property, there is ample parking to the frontage of the property for off road parking for up to 2-3 vehicles, the property also benefits from a garage. Therefore, meeting the requirements of Councils Parking SPD.

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/26/00034 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 19 January 2026

Block Plan – Received 19 January 2026
Existing and Proposed Floor Plans, Elevations and Roof Plans – Drawing No. 01A_RevB – Received 21 January 2026

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.