

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension.
LOCATION:	2 Ferndale, Waterloo, PO7 7NZ
REFERENCE NO:	APP/25/00945
APPLICANT:	Mr & Mrs S METHERELL
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	03/03/2026
APPLICATION EXPIRY DATE:	12/01/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey dwellinghouse located on the south side of Ferndale. This property has a pitched roof with elevations formed from brickwork. There is on site parking via a paved driveway and trees surround the site. The area is residential in character.

2. Planning History

Is there any planning history relevant to the current application?

N/A

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.

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

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

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: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

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 required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Environment Agency

No comment received

Arboriculturalist/Tree Officer

No objections, however, if permission is given for this project, please can you add the following condition:

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson, dated February 2026*.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 6

[Redacted] we have no objection to the proposed development.

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) Biodiversity Net Gain

- (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 This proposal comprises a single storey rear extension with dimensions of approximately 2.5 metres depth, 3 metres height and 6.5 metres width. The extension would have a false pitched roof with a raised lantern rooflight and bi fold doors to the east and west side elevations and this room would form a snug . Proposed materials include matching tile and brickwork.

7.4 The proposed extension is considered to be relatively modest in scale, with materials in keeping with the main dwelling. Whilst it would come level with the rear boundary, sufficient outdoor amenity space would remain either side surrounding the property. The extension would not be highly visible from the public realm as it would be screened by the tree cover.

7.5 Overall, 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

7.6 To the east of the site is no 4 Ferndale. The proposed extension would have a reasonable separation distance from no 4 and is not considered to result in any unacceptable impact on the amenity of no 4 Ferndale.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Trees

7.8 There is an area of woodland directly to the rear of the site . For this reason Havant's Arboricultural Officer has been consulted and has requested the provision of tree protection plans. These have been provided by the applicant and Havant's Arboricultural Officer does not object this proposal subject to a compliance condition.

(v) Biodiversity Net Gain.

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

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality, neighbours and the woodland and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with conditions for application APP/25/00945

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 single storey rear extension drawings uploaded on the 17.11.2025
Tree Survey Schedule and Plan 1451.bjh.Feb26 Bernie Harverson
Tree Protection Plan Bernie Harverson BJH 03/04
Tree Constraints Plan Bernie Harverson BJH 01/02

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms 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 The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson, dated February 2026.*

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Informatives:

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.