DELEGATED OFFICER REPORT

PROPOSAL	**Demolition of Existing conservatory and construction of new single storey extension.**
LOCATION:	51 Cotwell Avenue, Waterlooville, PO8 9AW
REFERENCE NO:	APP/26/00056
APPLICANT:	Warren Green & Lesley Allen
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	25/03/2026
APPLICATION EXPIRY DATE:	27/03/2026
WARD:	Cowplain

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

The application site comprises of a bungalow located in Cowplain. The application site features rear, front and side gardens. The application site features a detached garage. The property's materials feature brickwork for the external walls and brown concrete tiles in gable designs for the roof of the property. The property is in an urban and residential area and the character of the streetscenes (Cotwell Avenue's and Rosemary Way's) that the property faces are comprised of traditional and modernised bungalows.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Demolition of existing conservatory and construction of new single storey 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

Councillor Neil Bowdell	No comments received
Councillor Andrew Briggs	No comments received
Councillor David Keast	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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: **9**

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) Biodiversity Net Gain (BNG)

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension would be appropriate and proportionate to the plot and the dwelling

and would be subservient to the dwelling with regards to its single storey nature and footprint.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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) 2011. 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 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, fenestration would face boundary treatment, which is considered acceptable. The extension would be single storey in height and would be sufficient distance from neighbouring properties to prevent unacceptable levels of overshadowing.

7.8 Is the proposal sited such as to avoid overbearing development?

Yes the extension would be set off sufficiently from neighbouring properties to prevent overbearing development.

7.9 Is there sufficient amenity space?

Yes, whilst the site would feature limited garden depths to each side of the dwelling, cumulatively there would be ample amenity space for the dwelling were this application to be permitted.

(iv) **Biodiversity Net Gain**

7.10 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.

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9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/26/00056

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:

   Drawing Number: Planning001: Existing Plans and Elevations, Location and Block Plan: Date uploaded 28/01/2026

   Drawing Number: Planning002: Proposed Plans and elevations: Date uploaded 28/01/2026

   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.

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.