

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear and side extension
LOCATION:	2A Winscombe Avenue, Waterloooville, PO8 8DX
REFERENCE NO:	APP/25/01011
APPLICANT:	Mr D Johns
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/03/2026
APPLICATION EXPIRY DATE:	03/02/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 2A Winscombe Avenue is a detached bungalow to the south-eastern side of Winscombe Avenue, opposite the junction with Holman Close. The main dwelling is finished in red multi brickwork with white uPVC fenestration under a hipped concrete tile roof and has been previously extended to the rear with a small flat roofed kitchen addition in cream painted brick and a conservatory that spans most of the rear of the property. It is set back behind a block paved and gravelled frontage and the block paving extends along the north-east boundary to a carport and garage behind the main dwelling. The rear garden is approximately 19.5m long and 14.5m wide and bounded in 1.8m high close-boarded fencing, which is extended in height to 2m across the rear with a trellis top. In front of the car port the fencing drops in height to approximately 1.5m.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey dwellings in a variety of styles and materials. Winscombe Avenue slopes gradually upwards from Park Lane to Padnell Avenue.

2. Planning History

No relevant history.

3. Proposal

Single storey rear and 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

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
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)

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 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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Parking provision
- (v) Flood risk
- (vi) 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 The proposal includes the demolition of the existing carport and conservatory and the construction of single storey wraparound rear and side extensions to form an open-plan kitchen and dining area and a utility. Following concerns regarding the proximity of the side extension to a neighbouring window, the width of the extension was reduced and the length was increased. The garage structure would remain, however as it would no longer be accessible by vehicles it would be retained as a home gym.

7.4 The proposed extension would be 4m in length, as measured from the rear wall of the host dwelling, and approximately 12.5m in width so that it would be set away from the north-east boundary by approximately 0.5m. When viewed from the front it would be 2.2m in width and would have a flat roof to a height of approximately 2.95m with two small flat rooflights. The extension would be finished in white render above two courses of brickwork, which given the variety of materials within the locality is considered to be in keeping. Fenestration would be to match the host dwelling. Whilst the height of the proposal would be marginally above the relatively low eaves of the existing bungalow it would be well set back from the street and only the side addition would be visible within the public realm. As such the proposed extension is considered to be acceptable.

7.5 The existing garage structure would remain largely unchanged, other than the blocking up of the existing garage. The structure would be retained as an incidental outbuilding and access to it would only be available through the host dwelling. A condition is recommended to ensure continued incidental use.

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 To the north-east is No.2 Winscombe Avenue, which is a semi-detached bungalow that has previously been extended with roof additions and two large single storey additions

to the rear. Within the extensions there is a utility room window and a side facing family room facing the existing carport and garage. There is also a kitchen window facing the driveway in front of the carport. No.2 is set at a slightly higher ground level than the host dwelling and the entrance also steps up so that the internal floor level is notably higher than that of the host dwelling and fenestration is also set at a higher level accordingly. Despite the additional window head height, concerns were raised that the proposed side extension as originally submitted would be very close to the kitchen window, which has no additional light source, and would therefore unduly impact light and outlook. The design was subsequently revised to move the proposed extension approximately 0.45m further away from the shared boundary and the impact to No.2 from the revised design is considered to be limited and acceptable.

- 7.8 To the south-west is the detached bungalow of No.2B Winscombe Avenue. No.2B has a small extension to the rear, the side facing window of which is set at high-level and obscure glazed. There is a further high-level obscure glazed window within the main house facing towards the host dwelling. The properties are well separated by 1.8m high close-boarded fencing and the proposed addition would not extend beyond the existing south-western side wall. As such the impact to No.2B is considered to be limited and acceptable.
- 7.9 No.3 Conifer Close is a detached bungalow to the rear of the site. Noting that the proposed extension would be at single storey only, and would be set at least 17.5m from the shared boundary, the impact to No.3 is considered to be minimal.
- 7.10 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) Parking provision

- 7.11 The proposal would result in the loss of the existing carport and garage, however the retained driveway would provide ample space for at least four vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.12 The site is within Flood Zone 2 and is also at risk of surface water flooding. The applicant has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

- 7.13 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.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/01011 subject to the following conditions:

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
Proposed Rear Extension Rev.C
Design and Access Statement and Flood Risk Assessment
Email dated 24 March 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 24 March 2026, 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 retained outbuilding shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be converted to a separate unit of living accommodation or used in connection with any trade or business.

Reason: The outbuilding is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied or otherwise used separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.