

DELEGATED OFFICER REPORT

PROPOSAL	The proposal for the site is to demolish the existing conservatory and replace with a new single storey permanent structure, In addition to this the proposals include a front new porch structure, alterations to existing garage and internal alterations.
LOCATION:	42 Inhurst Avenue, Waterlooville, PO7 7QR
REFERENCE NO:	APP/26/00094
APPLICANT:	Miss Kay Eyre
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	13/03/2026
APPLICATION EXPIRY DATE:	16/04/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises of a semi detached bungalow located on the north side of Inhurst Avenue. This property has a hipped roof with elevations formed from brickwork. This property is set back from the road with an area of lawn separating it from the highway.

2. Planning History

N/A

3. Proposal

The proposal for the site is to demolish the existing conservatory and replace with a new single storey permanent structure, In addition to this the proposals include a front new porch structure, alterations to existing garage and internal alterations.

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

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
DM10 (Pollution)

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

Environmental Health

The Planning Statement Prepared by Simply Extend has been reviewed. The proposals are not anticipated to result in adverse impacts to residents, however the construction phase should be managed to prevent any adverse impacts to neighbouring residents.

INFORMATIVES for Demolition and Construction, Installation, Refurbishment etc:

1. Permitted hours for building work. Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
2. Notification to neighbours of demolition/ building works. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
3. Dust. Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.
4. Dark smoke and nuisance. No waste materials should be burnt on site of the development hereby approved.
5. Noise and Vibration from demolition, piling, concrete crushing, drilling, excavating, etc. Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.
6. Waste management and disposal All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

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: 9

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
- (iv) 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 of the addition of a front porch and single storey rear extension. The rear extension would be L shaped with a depth of approximately 6 metres, stepping down to 3 metres adjacent with the eastern boundary. The extension would have a height of approximately 3 metres, with a flat roof and would have a width matching the existing dwelling. This space would create an enlarged bedroom with ensuite bathroom, served by a window to the rear elevation. It would also create an open plan kitchen/ living and dining area served by bi-fold doors to the rear elevation and the existing side elevation window. The extension would also feature 3 raised rooflights and a flue. A guest room would also be created. The window to the front elevation would also be altered in size and design.

7.4 The proposed porch would have a pitched roof with a depth of approximately 1.6 metres and a width of approximately 2.6 metres. The proposed alterations to

the garage include replacement garage with a smaller footprint but in the same siting, featuring a window to the front elevation.

7.5 Proposed materials are specified in the submitted Materials Statement and include brickwork to match existing with aluminium framing to the window fittings.

7.6 The proposed extension and porch are considered to be acceptable additions to the property in both design and scale. Whilst it is noted that these would result in a generous addition to the building footprint, it is considered that this could be accommodated for within the plot without resulting in unacceptable overdevelopment. The materials would be in keeping with existing which is deemed to aid in the subservient appearance of the addition.

7.7 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

7.8 To the east of the application site is no 40 Inhurst Avenue. The proposed rear extension would be sited adjacent to this shared boundary and this section would have a depth of 3 metres approximately. Something of this scale could be constructed under permitted development and therefore the impact is considered to be acceptable acknowledging this fallback position.

7.9 To the west of the application site is no 44 Inhurst Avenue. There is approximately 3 metres separation distance between these properties and there is an existing outbuilding screening no 44 from no 42. No harmful overshadowing or overbearing impact on no 44 as a result of this proposal has been identified.

7.10 To the rear of the site is no 13 Princes Drive. There would be over 30 metres separation distance between these two properties, and the development would be set at single storey. No harm has therefore been identified to this neighbouring property.

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).

(iv) Parking

7.12 There would be an additional bedroom proposed resulting in a total of 3 bedrooms which would require 2 parking spaces as stipulated in the Havant parking SPD. These could be provided for on-site as shown on the submitted plans.

(v) Biodiversity Net Gain

7.13 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 neighbours and the street scene and is therefore considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00094

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 no 1500 Materials specification
Drawing no 1200 Proposed floor plans
Drawing no 1300 Proposed elevations and section
Drawing no 1201 Block plan
Planning Statement uploaded on the 11.02.2026
Drawing no 1000 Existing plans and location plan
Drawing no 1400 Existing and proposed streetscene
Drawing no 1601 Garage Alterations

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.

Informatives:

1. Permitted hours for building work. Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

2. Notification to neighbours of demolition/ building works. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

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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.