

COMMITTEE REPORT

PROPOSAL Proposed Single Storey Side Extension

LOCATION: 17 Denvilles Close, Havant, PO9 2QY

REFERENCE NO: APP/25/01039

APPLICANT: Mr Daniel Berwick

APPLICATION TYPE: Householder planning permission

CONSULTATION EXPIRY DATE: 05/02/2026

APPLICATION EXPIRY DATE: 13/02/2026

WARD: St Faiths

SUMMARY RECOMMENDATION: Approve with conditions

Reason for Committee Consideration: Councillor application (Cllr Berwick)

1. Site Description

This application site comprises of a two storey end of terrace dwellinghouse located on the south and east sides of Denvilles Close, Havant, where the road forms a cul-de-sac to the south. This property has a tiled, pitched roof with elevations formed from brickwork. The area is residential and urban in character.

2. Planning History

There is no relevant planning history in relation to this property.

3. Proposal

The application is for a proposed single storey side extension to the west side of the property. The extension would provide an office, wet room and W.C. There would be a front window, French door to rear and a high level side window. In addition a front and rear rooflight is proposed lighting the rooms below.

The materials would be brick and roof tiles to match the existing property.

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

County Highways Team

Thank you for consulting the Highway Authority on the above planning application. The Highway Authority wishes to make the following comments. As the application is for 5 dwellings or less, and onwards there is no required change of vehicle access onto the highway, HCC's Highway Standing Advice should be referred to in the first instance. This can be viewed via the following link under the heading Consultation with the Highway Authority
<https://www.hants.gov.uk/transport/developers/consultation>

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: 16

No third party comments were received as a result of the publicity.

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) Highways and 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 comprises of a single storey side extension to the west side elevation. The proposed extension would have a pitched roof with dimensions of approximately 2 metres width by 7.6 metres depth. It would have an eaves height of approximately 2.3 metres and a ridge height of 3.8 metres. The extension would allow for a wet room and W.C. served by a front elevation window and a study, served by a high level window to the side elevation and a set of doors to the rear elevation leading out to the rear garden. Proposed materials include brickwork and roof tile, both to match existing.

7.4 The proposed side extension is considered to be subservient to the host dwelling in both scale and design and whilst it would result in the building line sited closer to the boundary with the highway, this would be sited at single storey height and is not considered to result in an unacceptable impact on the streetscene .

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) Impact on neighbour amenity

7.6 To the east of the application site is No. 18 Denvilles Close, the adjoining property. The proposed extension would be sited away from this property, screened by the existing building line and therefore no impact to this property has been identified.

7.7 To the west of the application site are No's. 7 -12 Denvilles Close. The extension would be separated by the highway, equating to approximately 15 metres separation distance. The side elevation window would also be high level. For these reasons stipulated, no harmful impact to the amenity of these properties has been identified.

7.8 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) Highways and parking

7.9 This proposal would not result in additional bedrooms and therefore no further parking allocation is required on site. Highways have been consulted and have no objection to the proposal.

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the character and appearance of the area and amenities of neighbouring residents and planning permission can therefore be recommended.
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9. RECOMMENDATION:

That the Development Manager be authorised to Approve with conditions for application APP/25/01039

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 Drawing No. 01.01 Rev A
Block plan and existing site views Drawing No. 02.01 Rev A
Existing and proposed plans and elevations Drawing No. 03.01 Rev A

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:

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,
Your application was acceptable as submitted and no further assistance was required.