DELEGATED OFFICER REPORT

PROPOSAL	**Demolition of existing conservatory, detached garage, and outbuilding. Construction of new games room connecting to a new replacement garage. Erection of Garden outbuilding and alterations to front boundary wall, additional landscaping alterations. Addition to front roof slope to form new roof over existing bay windows.**
LOCATION:	211 London Road, Waterlooville, PO8 8DA
REFERENCE NO:	APP/26/00038
APPLICANT:	Mr Hobson
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	13/02/2026
APPLICATION EXPIRY DATE:	19/03/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

1.1 211 London Road is a detached chalet bungalow located on the north-west corner of the junction between London Road and Queens Road. The main dwelling is set adjacent to the north-east boundary with pedestrian access from London Road across a lawned frontage that is approximately 13m long and continues around the side of the property so that there is also a lawned side garden with a width of approximately 18.7m. Across the front boundary to London Road is an approximately 1.2m high brick wall with decorative infill panels and dentils. The boundary to Queens Road is finished partly in 1.8m high close-boarded fencing, with approximately 2m high hedging behind, and partly in an approximately 1.4m brick wall that rises to 1.8m around gates for vehicular access. The hedging continues behind the lower part of the wall. Beyond the side garden is a detached double garage that is accessed via the gated entrance from Queens Road over an area of hardstanding. Both the main house and garage are finished in white render over red multi brickwork coursing with white uPVC fenestration and gable ended plain tile roofs in reddish brown and matching tiling to the front dormer. In the north-west corner between the house and garage is a private patio area containing a flat-roofed brick-built store. The main house has been previously extended with a conservatory to the south-west side. At the time of the original site visit, work had already begun on a single storey rear extension and rear dormer that have since been approved under APP/25/00633.

1.2 The area immediately surrounding the site is predominantly residential and is comprised of two storey detached and semi-detached dwellings in a variety of styles and materials. To the south-east on the opposite side of London Road is an area of woodland known as The Queen's Inclosure, which is a designated SINC, as is Park Wood to the south-west.

2. Planning History

APP/25/00633. Extension to rear elevation and dormer to rear elevation first floor.

APP/15/01119. Ground floor rear extension and replacement garage. 213 London Road, Waterlooville, PO8 8DA. PERMIT 20/11/2015

3. Proposal

Demolition of existing conservatory, detached garage, and outbuilding. Construction of new games room connecting to a new replacement garage. Erection of Garden outbuilding and alterations to front boundary wall, additional landscaping alterations. Addition to front roof slope to form new roof over existing bay windows.

Officer Comment

The description was amended following discussions with the applicant to remove the rear extension and first floor dormer approved separately under APP/25/00633 and include alterations to the front roof slope.

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)
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

Ecologist
No comments received.

Southern Water

Development Site is not within Southern Water's Supply Area

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).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer Comment

Informatives relating to surface water and protection of public sewers have been included in line with the above comments.

Councillor Ryan Brent
No comments received.

Councillor Gwen Robinson
No comments received.

Councillor Peter Wade
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: 4

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

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) 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 proposals relate to a number of extensions and alterations to the host dwelling and associated outbuildings as well as the boundary treatments facing London Road and Queens Road.

7.4 A new pitched roof sloping back to the main roof is proposed above the existing bay windows and entrance door. The proposed roof would form a small canopy over the entrance approximately 1.2m deep and would replace the existing flat roofs to the bay windows. It would give the appearance of sprocketed eaves, which are a traditional feature and are commonly seen on chalet style bungalows. It is noted that, although not shown on the drawings provided, photographs from a visit to the site do appear to show a smaller sprocket to the existing roof. The new pitched roof would match the materials of the existing and as such is considered to be in keeping and acceptable.

7.5 Following the demolition of the existing double garage, the proposed replacement garage would be relocated to the south-east to align with the host dwelling. In form it would be a simple gable ended design in brick, render, and plain tiles to match the host dwelling with white uPVC fenestration, including high-level porthole windows to both gables within a vaulted roof. Due to a slight change in levels across the site, the proposed replacement garage would be set slightly lower than the main dwelling and would have a maximum height to the ridge of approximately 6.5m, some 1.8m lower than the main ridge. It would have a width of approximately 6.4m and a length of approximately 10.5m. Solar panels are proposed to the south-west roof slope and two rooflights are proposed to the north-east roof slope, although the applicant has confirmed that no mezzanine level is proposed. In terms of form, proportion, and materials the proposed replacement garage makes clear architectural reference to the host dwelling whilst remaining subservient in scale and appearance and is therefore considered to be acceptable.

7.6 Between the replacement garage and main dwelling a contrasting flat roofed extension is proposed that would connect the two. The extension would be set down at the same ground level as the proposed garage, with a height to the roof of approximately 3.1m, and would lead out to a sunken patio area at the rear. Two lanterns are proposed within the flat roof and there would be a small parapet to the south-east elevation. The extension would be finished in anthracite vertical timber cladding with white uPVC fenestration, matching the previously approved rear dormer. Whilst the appearance of the proposed extension would strongly contrast with the host dwelling and proposed replacement garage, the deliberate juxtaposition is clearly a design choice. Following discussions with the applicant and agent, a window was added to the south-east elevation to ensure the proposed extension would be read as a domestic element and provide some visual continuity between the connecting structures. Consequently, the proposed extension is considered to be acceptable.

7.7 The proposed garden room would be in the same approximate location as the brick-built store to be demolished, referred to on the submitted drawings as a shed. It would be somewhat wider in plan than the existing store with a width of approximately 5.5m and a length of approximately 5.9m. In a height it would be approximately 2.53m, 0.1m higher than the existing store. Two flat rooflights are proposed within the roof. Where the proposed garden room would face the boundary to the north-east and north-west it would be finished in brick, and where it would face inwards towards the main dwelling and garden it would be finished in vertical timber cladding in anthracite with white uPVC fenestration. The proposed garden room would not be immediately visible from London Road, as it would be mostly behind the host dwelling and set back from the street by approximately 28.5m. On the Queens Road side the garden room would be set back by approximately 26.6m and would be screened both by the proposed boundary treatments and by a proposed dividing wall within the rear garden area that would separate the driveway area from private amenity space. Noting the positioning and relatively small size, the proposed garden room is considered to be acceptable.

7.8 The proposals include the removal of the existing fencing to the boundary with Queens Road and the wall to London Road. Both would be replaced with a new boundary wall with a brick plinth and posts, a rendered panel between the posts, and hit-and-miss fencing above the rendered panel. The new boundary treatment would be approximately 1.85m in height, however it would be staggered to follow existing changes in ground level and at some points would therefore be closer to 2m in height. A wrought iron pedestrian gate is proposed within the London Road frontage to provide access to the main house and close-boarded timber vehicular and pedestrian gates are proposed within the Queens Road frontage leading to the driveway and garden.

The existing hedging would be retained and would be visible behind the hit-and-miss fencing and the use of different materials would break up the massing of the proposal. The height of the proposed boundary treatment would be comparable to the existing fencing along Queens Road at both the application site and opposite at No.1A Queens Road. Within London Road boundary treatments are mixed in height and type and it is noted that higher boundary walls of up to 1.9m in height have been previously approved at both 1 Hart Plain Avenue and 386 London Road. When considered within a wider street context the proposed boundary treatment is therefore deemed to be acceptable.

7.9 Minor landscaping works are included as part of the proposals to create an additional driveway area connecting the existing driveway to the proposed replacement garage, a new path to and around the main dwelling, and a sunken patio behind the proposed extension connecting to an existing rear terrace. A 1.6m dividing wall between the driveway and terrace is also proposed and appears to be a replacement for a similar feature visible on historic images. The proposed works are small in scale and do not involve any raised areas and are therefore considered to be acceptable.

7.10 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

7.11 No.213 London Road is a semi-detached two storey dwelling to the north-east of the application site. The property has previously been extended to the rear with a ground floor monopitch roof extension and a large flat roofed dormer. It has a large detached garage adjacent to the shared boundary with hardstanding along the side and to the front of the property. The majority of the proposals would be located to the south of the site on the opposite side of the host dwelling to No.213 and would therefore have a minimal impact onNo.213. The proposed garden room would be similar in height and location to the existing store building, which is adjacent to the garage of No.213, such that there would be little difference in terms of impact. The proposed roof addition would be set at least 2.5m from the shared boundary and would be relatively shallow in depth. Overall the impact to No.213 is considered to be limited and acceptable.

7.12 No.6 Queens Road is a detached two storey dwelling. As this property fronts Queens Road it is set at a right angle and to the south-west of the host dwelling. The proposals involve no new first floor accommodation and the replacement garage and extension would be located at least 13m from the shared boundary. In this instance No.6 is likely to benefit from the proposals as the existing garage to be demolished, although lower in height, is less than 2m from the boundary currently. The proposed roof addition would not be visible and, as with No.213, the impact from the proposed garden room would be similar to the existing store building. The impact to No.6 is therefore considered to be limited and acceptable. There are no other properties immediately adjacent to the site.

7.13 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

7.14 The proposals include the demolition of the existing double garage, however the proposed replacement garage would provide covered parking for up to three vehicles whilst the proposed driveway area would provide parking for three further vehicles. This is considered satisfactory in meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

7.15 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 Interim Head of Place be authorised to **GRANT PERMISSION** for application APP/26/00038 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 and Block Plans As Existing LA2538 03_A
Site Plan As Proposed LA2538 06_E
Ground Floor Plan As Proposed LA2538 09_B
First Floor Plan As Proposed LA2538 10_A
Roof Plan As Proposed LA2538 11_A
London Road Street Elevation As Proposed LA2538 15_B
Queens Road Street Elevation As Proposed LA2538 16_A
East Elevation As Proposed LA2538 21_B
South Elevation as proposed LA2538 22_B
West Elevation As Proposed LA2538 23_A

North Elevation as proposed LA2538 24_A
Garden Room and Boundary Details As Proposed LA2538 25_A
Long Section As Proposed LA2538 26_A
Cross Section As Proposed LA2538 27_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.

4 The proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway, having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011

5 The garage and garden room hereby permitted 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 garage and garden room are not in a satisfactory position, have insufficient amenity space, and have 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

2 Surface Water

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.

3 Public Sewers

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).
Website: southernwater.co.uk or by email at:
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