

## DELEGATED OFFICER REPORT

|                                  |                                                 |
|----------------------------------|-------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Single storey front and rear extensions.</b> |
| <b>LOCATION:</b>                 | 30 Shaftesbury Avenue, Waterloooville, PO7 5HP  |
| <b>REFERENCE NO:</b>             | APP/26/00098                                    |
| <b>APPLICANT:</b>                | Mr George Robinson                              |
| <b>APPLICATION TYPE:</b>         | Householder planning permission                 |
| <b>CONSULTATION EXPIRY DATE:</b> | 10/03/2026                                      |
| <b>APPLICATION EXPIRY DATE:</b>  | 09/04/2026                                      |
| <b>WARD:</b>                     | Stakes                                          |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with Conditions</b>                  |

### 1. Site Description

- 1.1 30 Shaftesbury Avenue is a semi-detached bungalow to the south-east of Shaftesbury Avenue, set back behind an area of hardstanding that is open to the road. To the north-east side of the hardstanding there is a low brick wall and to the south-west the hardstanding continues along the side of the house to a pass gate at the rear providing access to the garden. The property is finished in brick with white horizontal cladding to a front gable-ended projection and white uPVC fenestration under a concrete tile roof. The loft has been previously converted to include a pitched roof dormer to the front and a flat roofed dormer to the rear, both tile hung, as well as a single storey rear addition. The site is sloped so that the dwelling sits above street level and the garden is divided into a patio area immediately behind the dwelling and a raised area laid to lawn with an outbuilding across the rear boundary. Due to the change in ground levels close-boarded fencing around the rear garden varies from 1.8m in height to approximately 3m.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey dwellings of a generally similar age. Many of the dwellings have been previously altered and extended and it was noted during a visit to the site that several nearby properties have flat roofed front infill extensions. Purbrook Regulating Lake is on the opposite side of Shaftesbury Avenue.

### 2. Planning History

No relevant history at application site.

No. 32 Shaftesbury Avenue

APP/19/00521. Single storey rear extension. PERMIT 11/07/2019.

### 3. Proposal

Single storey front and rear extensions.

#### 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)  
CS19 (Effective Provision of Infrastructure)  
DM10 (Pollution)  
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**

##### **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.

###### Rear / side extension build-over/close-to a sewer:

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

###### Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in

consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at:  
[SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

**Officer Comment**

*The agent has provided written agreement that they accept the pre-commencement condition if considered necessary. Availability and means of access to service infrastructure is a material consideration and the condition has therefore been included.*

**Councillor Simon Hagan**

No comments received.

**Councillor Elizabeth Lloyd**

No comments received.

**Councillor Sarah Milne**

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: 5

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

| <b>Comment</b>        | <b>Officer Comment</b> |
|-----------------------|------------------------|
| 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 proposals comprise a single storey flat roofed addition at the front to enlarge the existing lounge and entrance hall and a single storey rear addition to create an open-plan kitchen and dining area with a separate utility room. An existing front porch and part of the existing rear extension would be demolished to facilitate this.
- 7.4 The proposed front extension would infill a space to the side of the front gable projection and would have a maximum height of approximately 3.07m. In form and scale it would be similar in appearance to existing front extensions at Nos.34 and 36 and would match the height of the flat roofed porch canopy at No.32 attached. The materials would match those of the host dwelling. As such the proposed front extension is considered acceptable.
- 7.5 The proposed rear extension would have a length of approximately 4m, matching the depth of the existing rear extension, and 8.5m in width with a height to the finished roof of approximately 2.85m. The flat roof would include a central roof lantern and all other fenestration would be rear facing towards the garden. The proposed rear extension would be in materials to match the existing dwelling and would not be immediately visible within the street scene. The proposed rear extension is therefore considered to be acceptable.
- 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.32 Shaftesbury Avenue, which is the other half of the semi-detached pair and has been previously extended to the rear under APP/19/00521. The extension at No.32 is 6m in depth and approximately 0.5m higher than the proposed rear extension, with no side facing windows. It is noted that the side wall of the existing rear extension, which is slightly offset from the boundary, would be retained. At the front No.32 has an overhanging porch canopy supported by a brick wall adjacent to the shared boundary. The proposed front extension would be slightly offset from the boundary and would be the same approximate length as the brick wall to No.32's porch. The proposed additions would not result in any loss of light, outlook, or privacy and would not appear overbearing and as such the impact to No.32 is considered to be limited and acceptable.
- 7.8 To the south-west is No.28 Shaftesbury Avenue, which is a similar style property to the host dwelling. The side paths to the rear gardens of both properties are adjacent so that No.28 is set at a distance of approximately 2.6m from the host dwelling. The front infill extension would be located away from the frontage of No.28 on the opposite side of the

front gable projection. The proposed rear extension would maintain the existing separation distance and no side facing windows are proposed. The existing boundary fencing would be retained. The impact to No.28 is therefore considered to be limited and acceptable.

- 7.9 Nos. 1 and 3 Kennedy Close lie at the rear to the south-east of the site. The proposed front extension would not be visible from these properties and the proposed rear extension would be set approximately 20.5m from the nearest shared boundary, on the same line as the existing rear extension. Noting that as the site is sloped Nos.1 and 3 sit at a notably higher ground level than the host dwelling and that the rear addition would be at single storey only, the impact to these properties 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 Whilst the proposed front extension would remove a small area of existing hardstanding it would not project forward of the existing building line and much of the existing parking provision would therefore be retained. At the time of visiting the site it was observed that the area in front of the existing porch and gabled element provided parking for at least two vehicles, which for a two bedroom property meets the requirements specified in the Havant Borough Council Parking SPD (2016) and is 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.
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## 9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00098 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:

Site Plan April 2022  
Proposed Details February 2022  
Householder Flood Risk Form

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used 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 Prior to the commencement of development, details of measures to be undertaken to protect or divert the public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

**Reason:** To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 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:

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