DELEGATED OFFICER REPORT

PROPOSAL	**Variation of Condition 2 of Planning application APP/25/00338 (Approved 24/06/2025) to replace approved plans relating to the proposed roof.**
LOCATION:	24 Mill Road, Waterlooville, PO7 7AR
REFERENCE NO:	APP/25/01036
APPLICANT:	Mr Sam Doe
APPLICATION TYPE:	Removal/variation of conditions
CONSULTATION EXPIRY DATE:	06/02/2026
APPLICATION EXPIRY DATE:	11/02/2026
WARD:	Stakes
SUMMARY RECOMMENDATION: Approve With conditions	

1. Site Description

1.1 Mill Road is a residential road in Waterlooville. The road is characterised by detached and semi-detached properties of which the majority are two storeys in height. No. 24 is a two storey semi-detached property featuring brickwork for the external walls and brown concrete tiles for the roof. There is an area of parking to the front of the property and access to the side that serves the detached garage at the rear. The property has been previously extended and incorporates a single storey rear extension and a dormer on the rear roof slope

2. Planning History

00/57080/002 - Dormer extension to rear and pitched roof to front bay, PERM,08/05/2000

95/57080/001 - Replacement garage., PERM,04/04/1995

APP/10/00492 - First floor rear extension incorporating roof light., REF,26/10/2010

APP/10/00944 - First floor rear extension. , REF,18/01/2011

APP/14/01006 - Single storey rear extension and replacement detached garage to rear., PERM,03/12/2014

APP/25/00338 Removal of an existing rear lean-to extension to be replaced with a ground floor extension., PERM 24/06/2025

3. Proposal

Variation of Condition 2 of Planning application APP/25/00338 (Approved 24/06/2025) to replace approved plans relating to the proposed roof.

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
CS16 (High Quality Design)

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: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

N/A

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

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 5

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) 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.

7.3 Section 73 provides for the determination of applications to develop land without compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

(ii) Appropriateness of design and impact on the character of the area

7.4 This proposal seeks to vary Condition 2 of Planning application APP/25/00338 (Approved 24/06/2025) to replace approved plans relating to the proposed roof. The previously approved roof had a pitched roof profile which has been amended to now be flat roofed. The rooflight has also changed size and position but would remain sited above the kitchen/diner.

7.5 The proposed flat roof design is considered to be acceptable within the context of the host dwelling – the extension would remain modest in appearance and no harm to the character of the area has been identified as a result of the proposed roof changes.

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 The comments made in the report for APP/25/00338 remain relevant. The proposed extension would now have a flat roof with an eaves line level with what was approved under APP/25/00338. No further harm to neighbouring properties is considered to result from this proposal.

(iv) Biodiversity Net Gain (BNG)

7.8 It is noted that this variation of condition application is exempt from the requirements relating to Biodiversity Net Gain.

Conclusion

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 Development Manager be authorised to Approve with conditions for application APP/25/01036

Conditions:

1 The development must be begun not later than three years from the date of planning approval APP/25/00338 dated 24th June 2025.

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 Number: E001: EXISTING BLOCK AND LOCATION PLAN: Uploaded 28/4/25
Drawing Number: E002: EXISTING ELEVATIONS AND GROUND FLOOR PLAN: Uploaded 28/4/25
Drawing Number: P001: PROPOSED AMENDED LOCATION AND BLOCK PLAN uploaded 17/12/2025
Drawing Number: PA002 PROPOSED AMENDED ELEVATIONS, GROUND FLOOR PLAN, CROSS SECTION uploaded 17/12/2025
Drawing Number : PA003 PROPOSED AMENDED PERSPECTIVES uploaded 17/12/2025

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.

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