

DELEGATED OFFICER REPORT

PROPOSAL	Two storey side extension
LOCATION:	11 Crofton Close, Waterlooville, PO7 5LR
REFERENCE NO:	APP/26/00148
APPLICANT:	Mr & Mrs Mason
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	26/03/2026
APPLICATION EXPIRY DATE:	29/04/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 11 Crofton Close, Waterlooville, is a two-storey semi-detached dwelling constructed with red brick with dark grey cladding to front first floor frontage and a hung tiled roof. There is a block paved drive way to front of the property for the parking of vehicles. The property also benefits from a garage to the south of the property.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similarly designed properties, of which some have been modernised.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/18/00216 – Two storey side extension – approved 10/04/2018.

APP/19/00113 - Retention of garden wall/fence to South East and North East elevations – approved 20/03/2019.

3. Proposal

Two storey side extension

Officer note:

- 3.1 During the course of the application, the proposed width of the side extension has been reduced from approximately 3.5 metres to approximately 3 metres, and there have been fenestration and external material changes to the plans during the application process.

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**

Southern Water	<p>Rear / side extension build-over/close-to a sewer:</p> <p>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.</p>
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	<p>Condition</p> <p>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.</p> <p>Officer note: See section 7 of the report.</p>
Councillor Caren Diamond	No comments received
Councillor Antonia Harrison	No comments received
Councillor Paul Tansom	No comments received

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: 6

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

- (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)
- (v) Parking
- (vi) Southern Water

(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 It is noted that there is planning history at this application site under APP/18/00216, for a two storey side extension that is the same width, depth and height as the amended proposal. The current proposal differs from this scheme, by minor fenestration and external material changes.

7.4 Since the determination of application APP/18/00216 there has been no material change to local planning policy relevant to this application however, the National Planning Policy Framework (NPPF) was updated on 12 December 2024 but retains a presumption in favour of sustainable development.

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

7.5 The principle of a two storey side extension of this amended scheme's width, depth and height was established under APP/18/00216. The fenestration changes and external material changes are not considered to have an adverse impact upon visual amenities compared to APP/18/00216 and therefore it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) 2011 and is considered to be acceptable.

(iii) Effect on neighbouring properties

7.6 The scale, mass and bulk, and its impact regarding overshadowing and overbearing concerns has been considered as acceptable under APP/18/00216.

7.7 Regarding overlooking concerns, the front elevation would in comparison to APP/18/00216 feature 1 less window (at the ground floor to be replaced by a blind window) to the front elevation, thereby reducing overlooking concerns from this elevation. There would be no increase of overlooking regarding rear fenestration to the rear elevation which has been considered as acceptable under APP/18/00216. Regarding the side elevation, There would be 3no ground floor windows as opposed to 1no first floor side window as proposed under APP/18/00216. As these windows would face No.11's side garden, the public realm and No.9 Crofton Close's driveway officers consider this side fenestration to have an acceptable impact.

7.8 Consequently, it is considered that the proposal is unlikely to 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

7.10 There would be an increase in the number of bedrooms from three to four, there is a requirement for three on site parking spaces to be provided on site. This has been shown on the plans and officers consider the proposal to meet the Havant Parking SPD's standards and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

(vi) **Southern Water**

7.11 Southern Water has not objected to the works, but has requested a condition be attached to the decision notice if permission is forthcoming.

7.12 The agent has agreed to the following condition on 21/04/2026:

Prior to the commencement of development, measures to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Thereafter the development shall be carried out in accordance with those details.

Reason: This condition is to ensure that the proposal would not have unacceptable impacts upon the public sewers. This condition is a pre-commencement condition due to the importance of the protection of public sewers in the borough, and having due regard to Policies CS19 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011.

7.13 In light of the agreement to the pre-commencement condition, officers consider that the proposal would have an acceptable impact upon public sewers and consider it as acceptable in this regard.

8 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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00148

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 Number: CFA FULL 01 Revision 02: Amended Existing and proposed floor and elevation plans, block and location plan: Uploaded 21/04/2026

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, measures to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Thereafter the development shall be carried out in accordance with those details.

Reason: This condition is to ensure that the proposal would not have unacceptable impacts upon the public sewers. This condition is a pre-commencement condition due to the importance of the protection of public sewers in the borough, and having due regard to Policies CS19 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011.

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 were updated about issues after the initial site visit

2. Southern Water has provided the following advice during the application process:

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 or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development