

DELEGATED OFFICER REPORT

PROPOSAL	Single storey side / rear extension.
LOCATION:	6 Arun Close, Cowplain, Waterloooville, PO8 8BP
REFERENCE NO:	APP/26/00047
APPLICANT:	Gulsen Aygun
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/02/2026
APPLICATION EXPIRY DATE:	23/03/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 6 Arun Close is a recently constructed two storey detached dwelling and is the last property on the south-west side of Arun Close so that the associated parking area wraps around the end of the close. The property is finished in red brick with contrasting buff quins and soldier coursing under a plain concrete tile roof. Fenestration is white uPVC and there is white horizontal cladding to a front facing gable end. To the rear there is a single storey element containing the existing kitchen. The private garden extends behind and to the west of the dwelling and is bounded by 1.8m close-boarded fencing, which separates it from the parking area. There is a pass gate within the fencing adjacent to the main dwelling.
- 1.2 The area immediately surrounding the application site is residential and is comprised of a mixture of detached dwellings and flatted developments. To the north-west there is a grassed area of land of unknown ownership containing several TPO trees.

2. Planning History

APP/18/00926. Crown reduce 1No. Oak by 3m on south-eastern sector. Subject to TPO 1942.

APP/15/00255. 2No. detached 3 bed houses (plots 3 & 4) with associated access and car parking. Resubmission for part of approved planning permission APP/14/00439. Permit 01/07/2015.

APP/14/00439. Construction of 4No. 3 bed houses including associated access, car parking and landscaping. Land rear of 109 London Road, Cowplain, Waterloooville, PO8 8XJ. Permit 22/10/2014.

Officer Comment

Permitted development rights at the property were removed under Condition 13 of APP/14/00439.

3. Proposal

Single storey side / rear extension.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
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.

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

Arboriculturist

The Arb information provided is of a decent quality and fit for purpose – No objection.

If you are minded to permit the application please add the following condition:

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Holt Arboriculture*.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Officer Comment

An AIAMS and TPP were not initially provided and were requested by the Council's Arboriculturist due to TPO trees within the adjacent land. A condition reflecting the comments above is recommended.

Councillor Neil Bowdell

No comments received.

Councillor Andrew Briggs

No comments received.

Councillor David Keast

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: 9

Number of site notices: 1

Statutory advertisement: N/A

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice	02/02/2026	23/02/2026	Is advertised in the public interest

Number of representations received: 0

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) Impact to trees
- (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 single storey extensions to the side and rear of the host dwelling to provide a new entrance hall and utility room as well as a larger open-plan kitchen and dining area. The existing single storey element at the rear would be demolished to facilitate the proposed works.

7.4 The proposed side extension would be 2.1m wide and approximately 3.58m long, with a monopitch roof pitching back against the host dwelling to a maximum height of 3.85m.

The roof would sit below the line of the existing first floor windows. The proposed extension would incorporate a small open porch area with steps up to the proposed entrance door. Materials would generally be to match those of the host dwelling, although the open porch would also have a timber post and open timber framing in keeping with the traditional appearance of the building as a whole. The proposed side extension is therefore considered to be appropriate in terms of design and subservience to the host dwellings and is deemed to be acceptable.

- 7.5 The proposed extension to the rear would have a flat roof surrounded by a low parapet and would extend past the existing side wall of the host dwelling to join up with the proposed side extension. It would have a width of approximately 7.6m and a depth of 3.75m with a maximum height to the top of the parapet of 3.17m. Within the flat roof there would be a centrally located lantern and new windows and doors are proposed facing north-west and south-west into the private rear garden. Whilst a small amount of the end wall would be visible from the street, this element of the proposal would be set within the rear garden and would be largely obscured from view by the host dwelling and proposed side extension. Materials would also be to match those of the host dwelling. As such the proposed rear extension is 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 south-east is No.5 Arun Close, which is a similar style two storey detached property to the host dwelling, albeit with a slightly larger floorplan incorporating an integral garage. No.5 is set at a slight angle to the host dwelling and has a small lean-to addition infilling the gap between the main dwelling and the shared boundary. There is no fenestration within the north-west side wall. Noting that the proposals would be at single storey only and would maintain an existing offset of approximately 0.7m to the shared boundary the impact to No.5 is considered to be limited and acceptable.
- 7.8 On the opposite side of Arun Close to the north-east is No.7, the front garden of which shares a boundary with the driveway area of the application site. The proposals would be set back from the boundary to No.7 at a distance of at least 7.4m and would be over 10m from the nearest window within the dwelling itself. The impact to No.7 is therefore considered to be limited and acceptable.
- 7.9 Nos.4, 6, and 8 Latchmore Forest Grove lie to the south of the site. Latchmore Forest Grove is at a higher ground level than Arun Close so that although these properties are bungalows they sit above the application site. The proposal would be set at least 4.4m from the rear boundary and 20m from the nearest dwelling in Latchmore Grove and as such is considered to result in a limited and acceptable impact to these properties.
- 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 A small amount of the existing driveway would be lost as part of the proposals, however the driveway to be retained would be approximately 12m long and 9m wide and would therefore provide accommodation at least three vehicles, meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact to trees

- 7.11 The Council's Arboriculturist was consulted and requested a Tree Protection Plan to assess the potential impact on TPO trees close to the development. The agent subsequently provided the requested information as well as an Arboricultural Impact Assessment and Method Statement, which has been reviewed and is considered to satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy). It is recommended that a condition be included to ensure the proposed works are carried out in line with the submitted Tree Protection Plan and Arboricultural Impact Assessment and Method Statement.

(vi) Biodiversity Net Gain (BNG)

- 7.12 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, would have a limited and acceptable impact on the neighbouring properties, and would have a limited and acceptable impact on adjacent protected (TO) trees, subject to compliance with the submitted Arboricultural Impact Assessment and Method Statement and Tree Protection Plan. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00047 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 Location Plan 25255-P001
Proposed Block Plan 25255-P008
Proposed Ground Floor Plan 25255-P009
Proposed First Floor Plan 25255-P010
Proposed Roof Plan 25255-P011
Proposed Elevations – north east and north west 25255-P012 B
Proposed Elevations – south west and south east 25255-P013 B
Email received 22 April 2026
Tree Constraints Plan 260402-1.0-6AC-TCP
Tree Protection Plan 260402-1.0-6AC-TPP
Tree Schedule received 09 April 2026
Arboricultural Impact Assessment and Method Statement 260416-1.0-6AC-AIAAMS

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 22 April 2026 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 development hereby permitted shall only be carried out in accordance with the submitted Arboricultural Impact Assessment and Method Statement 260416-1.0-6AC-AIAAMS and Tree Protection Plan 260402-1.0-6AC-TPP by Holt Arboriculture and to British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To protect the health of adjacent TPO trees in accordance with policies CS16 and DM8 of the Havant Borough 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 were updated about issues after the initial site visit.

- 2 Southern Water Connections

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

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