

DELEGATED OFFICER REPORT

PROPOSAL	Removal of the existing conservatory and internal rooms construction of two storey rear extension.
LOCATION:	52 Park Avenue, Waterloooville, PO7 5DW
REFERENCE NO:	APP/26/00171
APPLICANT:	Mr & Mrs D Lafferty
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	01/04/2026
APPLICATION EXPIRY DATE:	06/05/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 52 Park Avenue is a two storey semi-detached dwelling to the south of Park Avenue. The property is set back behind a block paved frontage and the block paving continues along the western boundary, providing access to the rear garden. Park Avenue slopes upwards west to east and the site also slopes upwards towards the south so that the front of the driveway is a little over 1m lower than the rear garden, and there are steps up to both the garden and the main entrance to the dwelling. The property is finished in white render and pebbledash with a mixture of white and black uPVC fenestration and a concrete tile hipped roof. To the rear there is an existing lean-to extension and conservatory leading out to a patio and a detached outbuilding beyond this to the west boundary, located approximately 7.8m beyond the back wall of the host dwelling. The outbuilding appears to have been recently constructed and the agent has been informed as it does not appear in the planning history and may require a future application due to its height. The rear garden is approximately 37.5m long and 8m wide and is surrounded by a mixture of 2m high close-boarded fencing and dense hedge planting to a similar height.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey properties in a variety of styles and materials.

2. Planning History

No relevant history

3. Proposal

Removal of the existing conservatory and internal rooms construction of two storey 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

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
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)

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Southern Water Southern Water has no objections to the proposed rear extension.
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 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: 8

Number of site notices: N/A

Statutory advertisement: N/A

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) Flood risk
- (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 proposal comprises a two storey rear extension that would replace the existing rear lean-to and conservatory to provide a larger living area at ground floor and larger bedrooms at first floor.

7.4 At ground floor the proposed extension would be 6m in length and approximately 5.45m wide, aligning with the side wall of the host dwelling and maintaining a 0.15 offset to the east boundary. The first floor element would be notably smaller at approximately 1.97m long and offset from the east boundary by approximately 0.52m with a hipped roof. There would be a monopitch roof over the remainder of the ground floor addition and proposed materials would match those of the host dwelling. A distance of approximately 1.8m would be maintained between the ground floor and existing outbuilding to allow continued side access to the garden and prevent the additions appearing as a single larger structure. The stepped-in design of the upper floor would prevent the addition from appearing overly dominant in relation to the host dwelling and the proposal would not be immediately visible within the street seen. The proposal is therefore considered to be acceptable.

7.5 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

7.6 No.54 Park Avenue lies to the east and is the other half of the semi-detached pair. It has been previously extended to the rear with a single storey addition and a further conservatory extension beyond this, out to approximately 6.5m past the rear wall of the main house. There is close-boarded fencing against the conservatory so that only a small amount of glazing at high level is visible from within the application site, with the main aspect being towards the south facing private garden. The proposal has been designed to avoid undue overshadowing or loss of outlook to the upper floor bedroom windows and conservatory of No.54 by inseting the first floor element of the addition. Therefore, whilst a small part of the ground floor element would impact the conservatory

in terms of light and outlook, this would be limited in nature and would not be unacceptably adverse to the overall amenity currently enjoyed at this property. The impact to No.54 is therefore considered to be acceptable.

- 7.7 The two storey dwelling of No.50 Park Avenue lies to the west, separated from the application site by a distance of approximately 5m. No side facing windows are included in the proposal at first floor and, due to the inset design of the upper floor, the proposal is not considered to result in undue loss of light or outlook to the existing side windows at No.50. It is recommended that proposed ground floor windows to a shower and utility room be conditioned to be obscure glazed and top opening only. Subject to this condition, the impact to this property is considered to be limited and acceptable.
- 7.8 To the south are Nos.33 and 35 The Dale. Both properties are set within a similar plot size to the host dwelling so that the proposal would be at approximately 35m from the shared boundary and over 60m to the nearest habitable window. As such the impact to these properties is considered to be negligible.
- 7.9 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) Flood risk

- 7.10 The site is within an area 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.

(v) Biodiversity Net Gain (BNG)

- 7.11 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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00171

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:

Proposed Two Storey Rear Extension CFA-FULL-01
Flood Risk for Householders Form received 01 May 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the ground floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 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.