DELEGATED OFFICER REPORT

PROPOSAL	**Two storey side extension to provide annex accommodation.**
LOCATION:	108A London Road, Widley, Waterlooville, PO7 5AA
REFERENCE NO:	APP/25/00724
APPLICANT:	Mr Luke Cannell
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	19/01/2026
APPLICATION EXPIRY DATE:	28/01/2026, Agreed EOT 01/05/2026
WARD:	Purbrook

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 108A London Road is a detached two storey modern house to the east of the A3 London Road. The main dwelling is slightly set back from the road behind low red brick walling, with pillars infilled with iron railings and a gated entrance a gravel driveway which provides on-site parking, with pedestrian access to the entrance door and rear garden via a path along the north-east boundary. The rear garden is approximately 29m long and 8m wide, reducing to 5m at rear and has been mostly laid to lawn. It also contains a timber shed at the rear and a large Yew tree in the middle, this being a protected tree (TPO). It is separated from the northern neighbour, eastern row of garages and the sheds of the Horticultural Society site, by 1.8m high close boarded timber fencing. The site is relatively level, so the host dwelling is on the similar to that of the neighbour of the 'Old Rectory'. The site is additionally screened, to the north by some small trees/bushes beyond the fence.

1.2 The area immediately surrounding the application site to the north and east is residential, comprised of one and two storey dwellings in a variety of styles and materials. The northern neighbouring property is a grade II listed building within in its own mature planted grounds. To the south contains Purbrook Horticultural Society sheds, along with a large area of allotment gardens. All of the properties along London Road have long gardens and many contain outbuildings. Park Road and Abbots Close located to the north and east of the site contain smaller garden plots, with and houses/bungalows of a mixed period and size.

2. Planning History

APP/21/00569 - Reduce 1no. yew (T4) crown height and spread by 2 metres on north side, and 1.5 metres on the rest leaving crown height of 8 metres and crown spread of 6 metres. Removal of lowest south facing branch to balance crown, subject to TPO 1274, Conditional Approval 29/06/2021.

APP/20/00832 – Proposed front boundary wall, Conditional Approval 06/11/2020.

3. Proposal

Construction of a two-storey side extension, to the southern elevation of the existing house, to provide annex accommodation for a dependant relative.

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
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
DM20 - Historic Assets
DM24 - Recreational Disturbance to Special Protected Areas from Residential Development

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: Grade II, Neighbouring property.
Conservation Area: N/A

5. Statutory and Non-Statutory Consultations

Arboricultural Officer
They raise No Objection to the proposed developments, subject to a condition ensuring that the CAT A Yew tree is protected.

Principle Heritage Officer – No Objection

Site and Proposal

The application site comprises a chalet style house, built within the now subdivided grounds of a Grade II listed building – The Old Rectory. The listing description as a 'House. of mid C18 origin, enlarged early and late C19.

The proposal seeks construction of a two-storey side extension, to the southern elevation of the existing house, to provide annex accommodation for a dependant relative.

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 202-221. The following are most relevant:

Para 212 states that:
'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 214 states that:
'Where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.

Para 215 states that:
'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant:

Para 216 states that:
'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Policy

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough.

This states: (4) that planning permission will be granted for development which: 'Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest'.

Policy CS16 – High Quality Design Policy.

This states: (1a) 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.
b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

This states that: 'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment and Conclusion

They consider that the proposal would have negligible harm on the listed building due to the dwelling not being increased in height, with matching design and materials, not extend closer to the listed building, which would be a distance away from the Old Rectory. They conclude that the proposal would not result in harm to the significance of the listed building and would be considered to meet the tests set out in S16 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and adopted Local Plan. **No Objection.**

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: 5

Number of site notices: One.

Statutory advertisement: Press Advert.

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Use of the annex
(vi) Tree protection
(vii) Setting of Listed Building
(viii) Developer Contributions
(ix) 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. In this case the host dwelling is located adjacent to a grade II listed building named the 'Old Rectory' and the proposal is consider below.

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

7.3 The proposals involve construction of a two-storey side extension, to the southern elevation of the existing house, to provide annex accommodation for a dependant relative.

7.4 The proposed annex would be 6.6m in length, 6.7m in width, reducing to 4.5m on the chamfered part of the main extension and with a maximum height of 6.6m. It would be finished in light painted rendered walls, with grey stone and brick detailing, under a red plain tiled roof hipped roof, which matches the existing host dwelling. There would also be an archway between the host dwelling and proposal on the ground floor, with the first floor connecting with the main house. The annexe would contain an entrance room on the ground floor, with entrance door, sink and tops, with a staircase to the first floor. The first floor would have a bedroom with en-suite facilities and a lounge, containing a staircase to the ground floor. The proposed annex would be set close to the southern and south-eastern boundaries of the site and would be chamfered to follow this shared boundary with the Horticultural Society Allotments to the south and south-east of the site. The proposal would be considered to be in keeping with the size and design to the main dwelling, with the use matching materials, ensuring that the annexe would assimilate within the existing house. The proposed annex is therefore considered to be acceptable in design and appearance.

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 To the north is the 'Old Rectory', which is a larger period listed building within a large garden plot facing the London Road. With the positioning of the proposed annexe extension, there would be no direct views to or from the dwelling at the 'Old Rectory'. Although a small amount of the proposal would be visible over the fencing, the majority would be behind the host dwelling and away from the main amenity space enjoyed by this northern neighbouring property. The proposed annex would also be located to the south, be of a similar height and design to the main house, and would maintain the same distance from the host dwelling to the neighbouring boundaries to the north. The impact to the 'Old Rectory' is therefore considered to be limited and acceptable overall.

7.7 No. 5 Abbots Close lies to the north-east, which is an end of terrace 2-storey 1970s house and is attached to a terrace of a further 4 similar houses to the north. The proposed annex would be located over 28m away, across the northern neighbour's side/rear garden. With the proposal being located on the southern elevation of the host dwelling and similar in terms of height and, design, and would be set well away from the rear elevation and amenity space of No.5, especially with 1.8m high close boarded fence on the boundaries, there would be relatively little impact on the amenity of this neighbouring dwelling. Furthermore, all windows would face to the west, away from any neighbouring properties. Consequently, the impact to No.5 is considered to be limited and acceptable.

7.8 To the south of the site contains Horticultural Society sheds and allotment gardens. Although the proposal would be located directly adjacent to the shared boundary of the allotment site, however, due to the non-residential nature of this use and that there is 1.8m high close boarded fence on the shared boundary with no windows overlooking these sheds, and being in the southern location, it is considered that there would be little significant light or amenity impact. Consequently, the impact to the horticultural sheds and allotments is considered to be limited and acceptable.

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) Parking provision

7.10 The existing driveway is laid to interlocking brick paving and has an existing dropped kerb across the entire access. This is located on the southern side of the site and house, along with an existing access across the front boundary and pavement to the A3 London Road. As such there is sufficient space for at least two vehicles to be accommodated within the existing driveway and possibility of a third under the proposed archway, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Use of the annex

7.11 The proposed annex would be located on the southern elevation of the existing house and could be accessed through a side door within the southern side of the archway of the proposed annexe. Use of the side door would negate passing through the host dwelling to the extension. The proposed annex would provide limited day-to-day facilities, with shared amenity space and living activities with family in the main dwelling. The proposed annex would therefore not be functionally separate or distinct from main dwelling.

7.12 It is important that an ancillary relationship between the proposed annex and existing dwelling be maintained, as independent occupation would suffer from lack of facilities and amenity space and would result in an intensive use of the site, out of keeping with the character of the area and in contravention to the NPPF, Policy CS11, and Allocations Plan Policy DM24. The Design and Access Statement provided states that the annex would be used by an elderly relative, and use of the proposed annex will be conditioned to ensure ancillary occupation only.

(vi) Tree Protection

7.13 The existing rear garden contains a large mature Yew tree that is protected under TPO No. 1274. As part of this application submission, a Tree Protection Plan and Arboricultural Impact Assessment/Statements, dated October 2025 by Arboricultural Consultant Kim Gifford. This outlines a comprehensive tree protection strategy for the tree, located adjacent to the proposed annexe extension. This would be carried out with protective fencing being installed prior to commencement of works/construction on site, in accordance with British Standards Institutes specifications guidance BS5837:2012. This would protect the root and canopy area of the tree from plant storage, debris mounds, fires, building processes and accidental damage. Consequently, the impact to this TPO tree is considered to be limited and acceptable, thereby is in accordance with Policy CS11 of the HBLP (Core Strategy).

(vii) Setting of Listed Building

7.14 Located to the north of the site, on the neighbouring property, stands a period house, named the 'Old Rectory', which has been designated as a grade II listed building. This 2-storey house is of 18th to 19th century in origin, which stands within its large and mature planted garden plot.

7.15 With regards to the above, Conservation Team were consulted. The Principal Heritage Officer has provided comments and is of the opinion the proposal would have negligible harm on the listed building due to the dwelling not being increased in height, with matching design and materials, not extending closer to the listed building, being a distance away from the Old Rectory. They conclude that the proposal would not result in harm to the significance of the listed building.

7.15 Consequently, it is considered not to cause significant impact to the character and setting of the neighbouring listed building. No heritage assets or fabric would be harmed by this proposal, which would be in accordance with Policies CS11 of the HBLP (Core Strategy and DM20 of the HBLP (Allocations) and be considered to meet the tests set out in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

(viii) Developer Contributions

7.16 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) outside of Emsworth and Hayling Island.

7.17 *The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 50 sqm which generates a total CIL liability of approximately £4,000 plus indexing. It is noted that a self-build residential annex exemption has been claimed in relation to the development.*

(ix) Biodiversity Net Gain (BNG)

7.18 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, no significant impact to the protected tree on site and no significant impact on the character and setting of the adjacent listed building. On this basis it is recommended for approval.

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9. RECOMMENDATION:

That the **interim Head of Planning** authorised to **GRANT PERMISSION** for application APP/25/00724 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 and Location Plan V1 A111
Elevations Plan V1 A113
Floor Plan V1 A112
North-South and East-West Site Sections Plan V1 A114
Car parking V1 A117
Tree Protection Plan
Arboricultural Impact Assessment/Statements and Tree Protection Plan, dated 18th October 2025 by Arboricultural Consultant Kim Gifford

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms 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 annex accommodation and side extension hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or used in connection with any trade or business.

Reason: The annex accommodation and side extension have insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan dated 18th October 2025 by Arboricultural Consultant Kim Gifford.

Reason: The annex accommodation and side extension have insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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.