

DELEGATED OFFICER REPORT

PROPOSAL	First floor extension over existing ground floor room, existing PVC cladding replaced with new composite cladding, front addition to porch
LOCATION:	14 Pennant Hills, Havant, PO9 3JZ
REFERENCE NO:	APP/26/00128
APPLICANT:	Mr Alex Watt
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	20/03/2026
APPLICATION EXPIRY DATE:	22/04/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Pennant Hills is a detached two storey dwelling on the northern side of Pennant Hills. The dwelling is set back behind a block paved driveway and is finished in brickwork with white uPVC cladding to the first floor and white uPVC windows under a gable ended concrete tile roof. Pennant Hills slopes upwards from east to west so that although the driveway is open on all sides part of a retaining wall is visible to the west boundary. To the rear there is a relative short garden of approximately 8.8m long and 12.2m wide surrounded by 1.8m high close-boarded fencing. To the west boundary the neighbouring property has added additional fencing behind this to account for the difference in ground levels. The original integrated garage was converted to a reception room under APP/22/01051 and the property appears to have been previously extended to the side at two storey. The reception forms part of a flat roofed projecting element to the front of the property with a flat roof that can be accessed from a first floor bedroom.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey detached dwellings. Within Pennant Hills materials are a mixture of brick, cladding, and hung tiles with generally similar fenestration and roofing materials. The properties appear to have originally either had a front catslide roof or front balcony over a flat roofed garage design, however several of the properties have replaced the balcony with pitched roof first floor additions.

2. Planning History

APP/22/01051. Conversion of existing garage into living accommodation. PERMIT 06/01/2023.

3. **Proposal**

First floor extension over existing ground floor room, existing PVC cladding replaced with new composite cladding, front addition to porch.

Officer Comment

The description was updated to include a porch addition as this would not fall under Permitted Development.

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

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 this application.
Councillor Liz Fairhurst No comments received.
Councillor Philippa Grey No comments received.
Councillor Michael Lind 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: 7

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) 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 a first floor addition over the existing ground floor projection to form a fifth bedroom with a small en-suite bathroom. The property currently has four bedrooms and as such no additional parking provision is required, although it is noted that the existing block paved driveway has sufficient space for at least three vehicles. The existing white uPVC cladding would be replaced with composite cladding and the existing porch would be extended forward by approximately 0.95m.

7.4 The proposed first floor addition would match the width and depth of the existing ground floor projection and would also match the eaves of the host dwelling. Following discussions with the agent, the pitch of the proposed roof was revised to also match that of the host dwelling so that the proposed addition would remain visually subservient. Similar extensions have previously been carried out within the street at Nos.11, 31, and 33 and the proposed first floor addition would therefore be in keeping with the wider street scene. The proposed front porch addition would be small in scale would match the height and appearance of the existing porch so that there would be little change in the overall appearance of the property. As such the proposed additions are considered to be acceptable.

- 7.5 Further information on the colour of the proposed cladding was sought from the agent, who has confirmed that the intention is to use a light neutral colour such as light grey, off white, or light olive green. Given that materials within the locality are mixed and include a variety of natural and neutral tones the proposed cladding is deemed 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

- 7.8 No.15 Pennant Hills is a two storey detached dwelling to the east of the site with a catslide roof and dormer to the front elevation. Due to the sloping nature of the street No.14 is set at a slightly lower ground level than the host dwelling, however as the proposed first floor addition would be shallow in depth and offset from the boundary by approximately 2.1m it would meet the 45 degree overshadowing guidance as set out in Sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). The proposed porch addition would not be visible from this property. Consequently, the impact to No.15 is considered to be limited and acceptable.
- 7.9 To the west is No.13 Pennant Hills, which is a similar style property to the host dwelling and set at a slightly higher ground level. The proposed first floor addition would be approximately 4.37m from the west boundary and would not result in loss of light or outlook to this property. The proposed porch addition would be small in scale and would have a negligible impact. The impact to No.13 is therefore considered to be limited and acceptable.
- 7.10 Nos.7 and 9 Woodville Road are bungalows to the rear of the site. Whilst the proposed replacement cladding would be visible from these properties the additions would be located on the southern side of the host dwelling and as such would have a negligible impact on Nos.7 and 9.
- 7.11 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) 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 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 Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00128 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:

Proposed First Floor Extension Layout Plans 26-04 P03
Proposed First Floor Extension Sections A A & B B and Elevations 26-05 P04
Block Plan 26-06 P01
Location Plan 26-07 P01
Email received 15 April 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 15 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.

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.