

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear / side extension.
LOCATION:	48 Gladys Avenue, Cowplain, Waterloooville, PO8 8HS
REFERENCE NO:	APP/26/00108
APPLICANT:	Mr & Mrs A GOLDING
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	02/04/2026
APPLICATION EXPIRY DATE:	15/04/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The application site comprises of a two storey house located in Cowplain. The application site features parking to the front and side, with a garden to the rear. The property features render and brickwork for the external walls, and features a slate hipped roof.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring an eclectic mix of building heights, designs and materials.

2. Planning History

88_51914 – Single storey rear extension – Permitted 25th October 1988.

APP/25/00560- Loft conversion with side dormer, rooflights and raised ridge with associated roof alterations. PERM

3. Proposal

Single storey rear / side 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

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)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

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)
- (v) Ecology
- (vi) Parking

(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 single storey rear extension which would infill the gap to the rear of the property between the existing extension and the garage and would replace these existing extensions. It would have dimensions of approximately 5.2 metres depth by 5.5 metres width. It would have a flat/parapet roof with raised lantern rooflight and bi-fold doors and a window to the rear. This extension would create an open plan kitchen and living space. Proposed materials include render.
- 7.4 It is of note that the proposals have been amended following the initial submission of this application to show the proposals approved under APP/25/00560. Whilst these have already gained planning approval, this now shows the full extent of the proposals. Whilst it is understood that, with the proposed single storey extension there would be significant changes to the property, the proposed single storey extension is not considered to result in unacceptable overdevelopment as the plot is relatively generous in scale and it is considered that the additional footprint could be accommodated without resulting in harm to the host dwelling nor the wider character of the area.
- 7.5 Overall, 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 southwest is No.46 Gladys Avenue. The existing outbuilding located alongside the shared boundary would screen the extension from view on this side. To the north of the site is no 50 Gladys Avenue – the extension would not project any further than existing and the height would be lower than existing.
- 7.7 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).

(iv) Biodiversity Net Gain (BNG)

- 7.8 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/26/00108

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:

Application form – materials uploaded on the 17.02.2026

Amended proposed floor plans, elevations, location and block plan uploaded on the 25.03.2026

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.

Informatives:

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 following the site visit.