



Planning application for single storey extension.

43 Starina Gardens, Waterloooville, PO7 8QT.

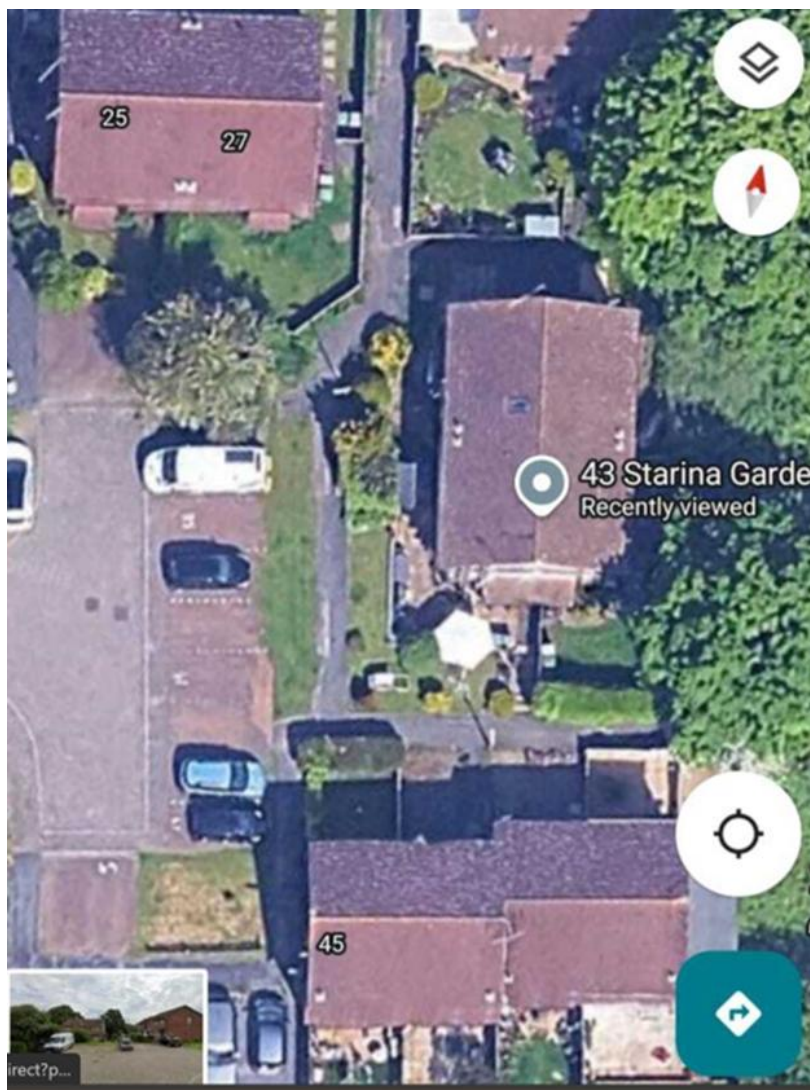
Planning and Design and Access Statement

Application Site

The application site contains a two-storey residential dwelling set in a block of four residential properties. The application site is within a predominantly residential area and there are a number of similar extensions and alterations at nearby properties visible from the application site.

The property is set back from the public highway and there is a slight change in ground level from the street to the main house as indicated on the submitted drawings. The property does not appear to have any planning restrictions and no further details online on the Council website to indicate that permitted development has been removed from the site. The surrounding street scene has dwellings of similar designs, scale and appearance. The site is not within a conservation area and is not a listed building.

Aerial View of Application Site:



The Proposal

The proposal seeks planning permission for a single storey extension ancillary to the existing property to accommodate a new kitchen area. A previous application was submitted for a Lawful Development Certificate which is detailed below within the Planning History section of this document. This application was unfortunately refused as it was the Council view that the extension was not a side extension but should be considered as a front extension. They considered the extension was attached to the principal elevation of the dwelling.

The extension would be constructed of matching brickwork and has a pitched roof to a maximum height of 3.6 metres.

Planning History

APP/25/00843 - Lawful Development Certificate relating to proposed single storey side extension. – Refused 11 March 2026 for the following reason:

“The development would not meet the criteria set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in that the enlarged part of the dwellinghouse would extend forward of the existing bay window projection which fronts the adopted footway lying to the west of the dwelling. Furthermore, given the design characteristics of the dwelling and its presentation to the street it is considered that this elevation should be regarded as the principal elevation of the dwelling. The proposed development therefore fails to meet the criteria set out under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A (e) and (ja).”

Relevant Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF 2024)
National Planning Practice Guidance

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is also a material consideration.

Relevant Local Plan Policies:

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Supplementary Planning Documents:

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The application seeks planning approval for the single storey extension which according to the Council opinion does not fall within the tolerances of permitted development due to its location.

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

Local Plan policies and the supplementary planning documents support residential alterations that complement the character of the area through good design. The site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

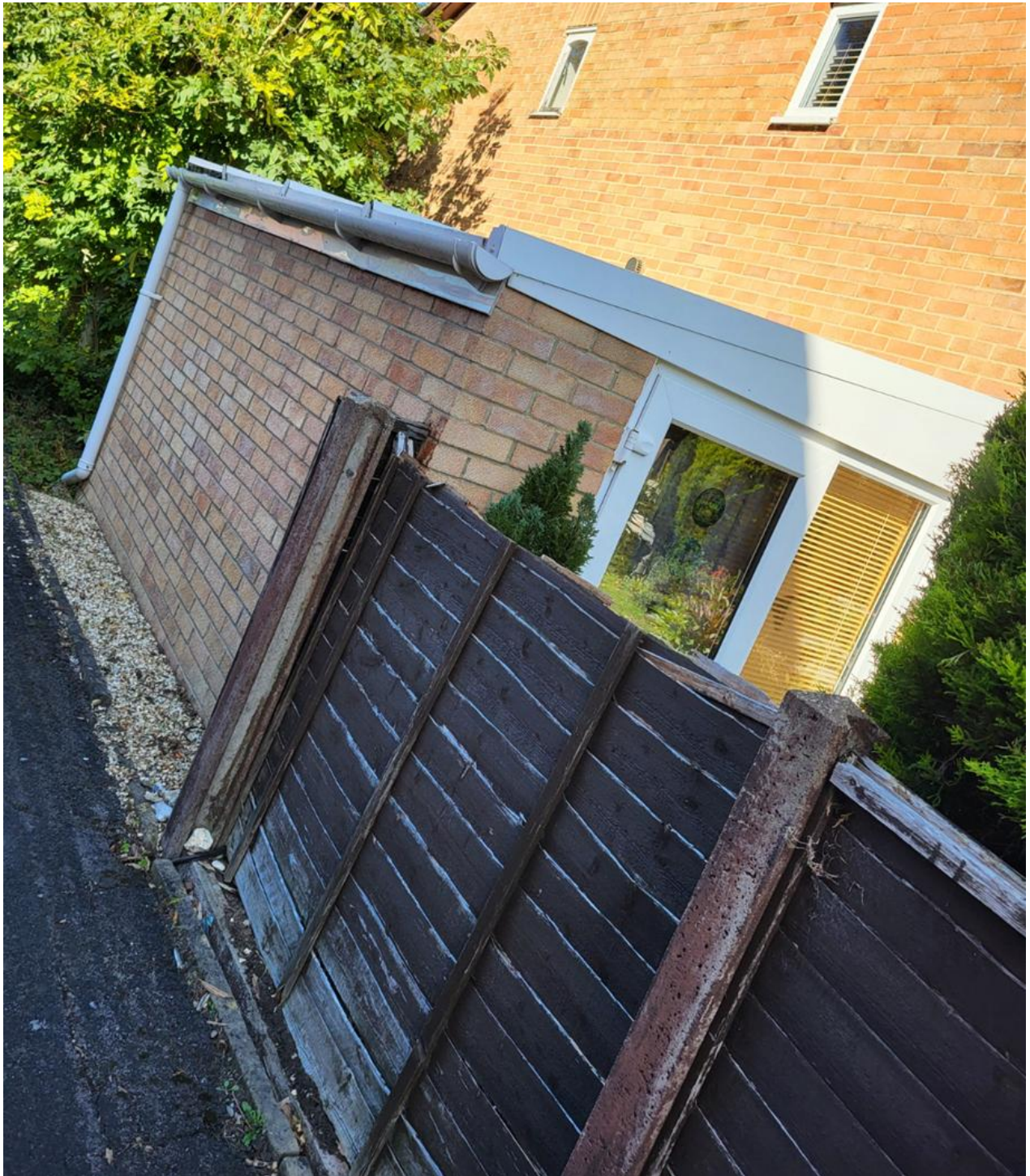
The proposed extension would be modest and would maintain ample separation to the boundary. As such, it would not dominate any of the main elevations and would appear as an appropriately designed, subservient addition. There are as can be seen below similar extensions at other nearby properties.

The area is predominantly residential in character. The proposed extension is designed with a pitched roof and is not excessive in height, scale or footprint. The extension is broadly similar to other extensions in the area and not an unexpected feature or development within the street scene and wider area.

The roof form is kept low and the extension is viewed in the context of the surrounding street scene and wider area which consists of other side and rear extensions and outbuildings of a similar nature.

The site still has a usable garden area and the extension as built is in keeping with the wider street scene and area. Overall, the application would result in a proportionate and visually acceptable addition that respects the character of the host property and its setting

Similar extensions at neighbouring properties:



Consequently, the design and appearance of the proposal is deemed appropriate in context to the existing dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

The low roof profile and the presence of the existing boundary treatments helps to reduce any perceived massing. The size and location of the extension limits the potential for harmful overshadowing. The extension is set away from the neighbouring property and no windows look towards it.

The extension would be of modest scale and would be set several metres away from the nearest habitable room windows on neighbouring properties. It would comply with the Havant Borough Design Guide SPD 45 degree guide and would not result in any adverse impact to neighbouring residents.

The extension would be connected to the main house and the remaining dwellings to the front and rear of the site are at sufficient distances not to be impacted by the proposal. The proposal 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 overly dominant impact of the amenities of the adjoining property nor result in any loss of light or privacy to neighbouring properties.

The extension amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF. As highlighted from the supplied elevations and plans, the extension does not have any significant impact on streetscape character or surrounding amenities.

Conclusion

Following a review of the developments applicable policy and material considerations, it is our professional view that the development is in compliance with all relevant policies. We see no reason for the Council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPPF.

Should any further information be requested to assist in the council's assessment of the application, please do not hesitate to contact us.

Thank you,

Kind regards,

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