

DELEGATED OFFICER REPORT

PROPOSAL	Proposed Single Storey Side Extension to form bedroom with en suite and related internal alterations.
LOCATION:	3 Huntsman Close, Waterloooville, PO8 9GJ
REFERENCE NO:	APP/26/00060
APPLICANT:	Ms Carol Walton
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	21/03/2026
APPLICATION EXPIRY DATE:	25/04/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The application site relates to a semi detached two storey dwelling with hipped roof. It is constructed of a mix of red and buff brick. The pair of semis (numbers 2 and 3) are sited at the head of the cul-de-sac in isolation, the remainder of the cul-de-sac sited at right angles to the east, fronting a shared private access and parking area. The land slopes down to the east, such that the pair of semis and application site are higher than the dwellings to the east.

The application site currently has its own side drive providing 2 tandem car parking spaces. The surrounding area is mixed – primarily relatively high-density dwellings and flats, but to the east is the Milton Road Local Centre identified by policy CS4. This Local Centre includes the car park that is sited adjacent the cul-de-sac of Huntsman Close.

The site lies outside any current or future flood zone.

2. Relevant Planning History

96/57165/2 – Construction of 8 no. 3 bedroom houses and 1 no. 3 bed bungalow.
Permitted 18/03/1998

Officer Note – Condition 9 of this permission withdrew permitted development rights for Class A & E development; and condition 10 withdrew permitted development rights for Class B development.

3. Proposal

Proposed Single Storey Side Extension to form bedroom with en suite and related internal alterations.

4. Policy Considerations

National Planning Policy Framework

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Planning Policy – none received/not relevant

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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 12

Number of representations received: 0

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
- (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 During the course of determining this application the design of the proposed extension has been amended to be more sympathetic the design and appearance of the host dwelling. A hipped roof has been added and the front window enlarged and centralised.

- 7.4 Since the front elevation of the dwelling is visually prominent from the adjacent public car park these changes improve the visual proportions and cohesion of the proposed side extension, and result in a development that is now appropriate in scale and more sympathetic to the design of the host dwelling and character of area. Proposed materials would match the existing dwelling.
- 7.5 As such the amended 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 Due to the layout of the cul-de-sac and separation to the properties to the east, then the proposed single storey side extension would have no adverse impact on any neighbour.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 The existing dwelling has 3 bedrooms, and the proposed works result in an additional ground floor bedroom which would trigger the need for a third on site parking space to meet the adopted Parking SPD.
- 7.9 The site currently has 2 on site parking spaces but one of these would be lost to the side extension. The presence of the unrestricted public car park opposite the site is noted, but the amended plans show an additional 2 car parking spaces at the rear of the garden, accessed off the adjacent shared parking and turning area serving the cul-de-sac. As a result 3 on site car parking spaces can be achieved, and the provision of these would meet the Parking SPD and policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, and the amended plans are 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 Grant Permission for application APP/26/00060, 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:

Amended Existing and Proposed Floor Plans, Elevations, Block Plan and Location Plan – Drawing number 2026/01 B.Reg/A

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. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative:

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, amended plans requested and forthcoming, making your proposal acceptable.