

DELEGATED OFFICER REPORT

PROPOSAL	Front extension and front dormer
LOCATION:	98 Roundway, Waterloooville, PO7 7QB
REFERENCE NO:	APP/26/00174
APPLICANT:	Luke Bottrill
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/04/2026
APPLICATION EXPIRY DATE:	18/05/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is located in Waterloooville and comprises a two-storey semi-detached house. Parking is located to the front/side and there is a front garden and rear garden. The property features white render, brown and white cladding and brickwork for the external walls and brown concrete tiles for the roof.
- 1.2 The application site is located within an urban and residential area with the character of the street featuring a mix of materials

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Front extension and front dormer

Officer comment:

- 3.1 The Existing floor plans and location plan states block plan, however officers consider the plan to be a location plan and have assessed it accordingly.

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

CS16 (High Quality Design)

CS19 (Effective Provision of Infrastructure)

CS21 (Developer Requirements)

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: **N/A**

Listed Building Grade: **N/A**

Conservation Area: **N/A**

5. Statutory and Non Statutory Consultations

Southern Water	<p><i>Original comment uploaded on 27/03/2026</i></p> <p>The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.</p> <p>Build over – close</p> <p>The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:</p> <p>1. No construction works parallel to the sewer within 500mm (in plan).</p>
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	<p>2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.</p> <p>Development Site is not within Southern Water's Supply Area</p> <p>The works will be subject to approval under the 'Declaration of Works' self-certification process.</p> <p>It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water.</p> <p>However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk. Condition</p> <p>In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)</p> <p>Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p> <p>Yours faithfully, Future Growth Planning Team southernwater.co.uk/developing-building/planning-your-development</p> <p>Officer note:</p> <p>The requested pre-commencement condition as part of the original consultation was not agreed with the applicant.</p>
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	<p>The applicant consulted Southern Water with a photo of the manhole/drain and stated to Southern Water:</p> <p><i>Hello,</i></p> <p><i>I am writing in reply to your letter dated 27th March 2026.</i></p> <p><i>I have spoken with Havant Borough Council, our architect and builder about the matter. Our builder came and took measurements and indicated that the closest footing to the sewer network is more than 4 meters, not within the 3m area of concern highlighted within the letter.</i></p> <p><i>We have lifted the existing manhole cover (photo attached) which the extension would join into and it is over 800mm deep, the builder was more than satisfied that there is sufficient drop from the extension as well. They have confirmed that there would be no unacceptable impact on the sewer network.</i></p> <p><i>Please advise what, if anything you require in addition to this resolve this concern.</i></p> <p><i>Many thanks</i></p> <p>On 06/05/2026 Southern Water provided the following amended comment to the applicant:</p> <p>Development Site is not within Southern Water's Supply Area</p> <p>The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water, who are the relevant statutory undertaker.</p> <p>Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.</p> <p>Please note surface water should not be disposed of into a public foul sewer and must comply with</p>
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	<p>the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.</p> <p>Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.</p> <p>Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site. If this happens, please call our Customer Service Desk on 0330 303 0119</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).</p> <p>Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk Yours faithfully, Future Growth Planning Team southernwater.co.uk/developing-building/planning-your-development</p> <p>Officer note:</p> <p>Regarding these updated comments, officers are satisfied that in combination with the necessary dialogue with Southern Water, that this proposal would have an acceptable impact on the sewer Network and will add an informative to the applicant to warn the applicant of risk of damage to the sewer network.</p>
Councillor Ryan Brent	No comments received.
Councillor Gwen Robinson	No comments received.
Councillor Peter Wade	No comments received.

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: 8

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)
- (iv) Parking
- (v) Southern Water

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension and dormer would be appropriate for the streetscene, the proposed front dormer is in keeping with existing dormers on the streetscene and the front extension would only modestly extend beyond the building line, and moreover feature a pitched roof in keeping with the existing property.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes the proposal features matching materials which will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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) 2011. 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

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the front extension with regards to its height and separation distance from No.96's curtilage would be considered to have an acceptable impact and moreover features no fenestration facing this property. The front dormer would feature fenestration facing the public realm which is acceptable would be set forward of No.96's ground floor side window, moreover this window would feature significant levels of overshadowing from the existing dwelling and the dormer is considered to have a limited and acceptable impact towards that window.,

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes, the relevant impacts are discussed above and are not considered overbearing development

- 7.9 Is there sufficient amenity space?

Yes

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.11 The application site would not increase the number of bedrooms which would remain at 3 bedrooms on site, however it would reduce parking space. The Havant Parking SPD requires 2 parking spaces to be able to be provided on site which on the officers site visit was noted to feature ample parking for the requirement set out by the Council's Parking SPD, in light of this, the proposal is considered acceptable regarding parking.

(vi) Southern Water

- 7.12 See section 5 of the report. In light of further information that the applicant has provided to Southern Water and a reconsultation which was received by the applicant from Southern Water, whereby no objection was made, and no pre-commencement conditions were requested, officers are satisfied that in combination with the necessary dialogue with Southern Water, that this proposal would have an acceptable impact on the sewer network. An informative to the applicant to warn the applicant of risk of damage to the sewer network

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 and all other material considerations. On this basis it is recommended for approval
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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00174

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 elevations: Uploaded 20/03/2026

Proposed and existing east elevations: Uploaded 20/03/2026

Proposed floor plans: Uploaded 20/03/2026

Existing floor plans and location plan: Uploaded 20/03/2026

Proposed block plan: Uploaded 09/04/2026

Image of drain sent by applicant to Southern Water: Uploaded 14/05/2026

Email by Luke Bottrill named: Applicant email to Southern Water: Uploaded 14/05/2026

Email by Luke Bottrill named: Proposed front rooflight correspondence: Uploaded 14/05/2026

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.

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,

2. Please be aware that Southern Water has identified a sewer line located within the curtilage of the application site, if works are likely to impact this sewer line, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).