

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear and front /side extensions.
LOCATION:	31 Mill Road, Waterloooville, PO7 7DE.
REFERENCE NO:	APP/26/00224
APPLICANT:	Mr Andrew Mukombero
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	27/05/2026
APPLICATION EXPIRY DATE:	07/05/2026
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is on a corner plot with Mill Road to the front and Wait End Road to the northern side. The plot contains a two-storey semi-detached property with a front, side and rear garden. It has a brown tiled pitched and hipped roof and elevations of red/brown brick and white uPVC fenestrations. The site is on a slight hillside with open vehicular access to the front leading to a concreted drive. The side and rear garden is mainly laid to lawn with a patio area, vegetable patch with grass and shrubs, containing a small timber shed and enclosed to all boundaries, with an approximately 1.7m high 'zig-zag' side wall and front hedging, with a 1.8m high close boarded fence on the shared boundary with the attached neighbour at No.33 and rear neighbour at No.24 Wait End Road.
- 1.2 Two storey detached properties are to the south-east, north-east and opposite and the rear gardens of properties in Wait End Road are to the rear. The area is of low to medium density with two-storey detached, semi-detached and some terraced properties of a similar age, different styles and design.

2. Planning History

No relevant planning history on site

3. Proposal

Construction of a single storey rear extension and a front and side extensions.

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

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 Gas

No objection, but Gas Pipe Safety Advice given, with submitted Map showing location of Gas Pipe Line within the immediate area.

Officer comment: *This comment will be added to the decision notice as an informative.*

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: 8

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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 provision
- (v) 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 existing house on the site was built by the local authority, and is of a period design of the 1950's. This is finished in red/brown brick walls, under a brown concrete interlocking tiled roof, with white uPVC windows and doors. The rear part of the proposal would be for a kitchen/dining room and would measure approximately 3.3m in depth by 5.9m in width, to a height of 3.3m to eaves and to a maximum height of 4m over the central rooflight. It would leave a gap of approximately 1.9m between side elevation and shared boundary with the neighbouring attached dwelling at No.33. The front proposal would be for a new shower room and would measure approximately 1.9m in width by 2.55m in depth, to a maximum height of 3.5m. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the depth of the dwelling compared to the existing house on site, however, officers are of the opinion that the proposal would remain subservient to No.31 Mill Road owing to its proposed modest height and scale in proportion to the host dwelling and would not result in an excessive depth to the house on site and consider it an acceptable addition.

7.4 Although the site is located on a corner plot, the rear aspect of the proposal would not be readily visible on the streetscene, due to the boundary treatment of walls and hedging. The front proposal would fill in most of a recessed section of the host dwelling, to single storey height, on the shared boundary with the attached neighbour at No.33. This would be visible to the public realm but would be minor in scale, set back slightly from the front elevation, it would use matching materials to the host dwelling and be similar to other existing front extensions on neighbouring terrace housing, which would be considered acceptable in visual terms within the existing streetscene.

7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and nearby neighbouring dwellings 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 The proposal would be located on the shared boundary with the south-eastern attached neighbouring terraced property at No.33. In the rear part of this proposal, there would be no proposed side windows or openings in the south-eastern and north-western side elevations proposed. However, there would be a window and French doors located in the north-eastern rear elevation of the extension. As the proposal would be set away from this shared boundary with No.33 by 1.9m and that it would not directly overlook the rear garden of this neighbouring property, the proposed rear extension is unlikely to result in any harmful degree of overlooking or loss of privacy to No.33. Furthermore, due to the modest size, height and flat roofed design of the rear part of the proposal, it would lessen any perception of the development being overbearing to No.33 and consider it an acceptable addition.
- 7.7 The front extension would be located in a recessed part of the front elevation, which attaches to the neighbours dwelling at No.33. This extension would be located to the north-west of the side elevation of No.33, which contains a small window for the front entrance hall (a mirror image of the dwelling on site) and a secondary part-glazed door. The side elevation would be brought closer to these fenestrations, which would have some detrimental effect on daylight received in No.33. However, there would still be a gap of 1.9m between elevations, the proposed structure being only single storey height, with a mono-pitched roof with flat section and the door would face towards the south-west and the street, allowing some daylight still to enter the rooms of No.33. The first-floor windows of No.33 would not be impacted upon by the single storey extension. Therefore, it is considered any additional degree of light lost to the neighbouring property would be negligible.
- 7.8 The neighbouring property to the north-east (No.24 Wait End Road), which is side on to the rear garden of the site. The proposal's window and French doors would look towards this rear neighbour and its rear garden space. However, the rear extension would be approximately 8m away from the shared boundary and 9m from the gable end side elevation of this neighbour, along with an 1.8m high boundary fence, it would therefore be considered that any impact on this property at No.24 would be nominal. It is noted no letters of objection were received with respect to the scheme.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant 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) Parking provision

- 7.10 The proposed construction of a single storey rear extension and a front/side extension would not increase the number of bedrooms at the site or reduce the number of parking spaces available on site. The Parking Standards SPD sets a parking requirement for a 3-bedroom house of 2 on-site spaces. The submitted drawings do not show any alterations to the 2 existing vehicular spaces on the present drive, these would be retained on site as existing. On this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site. Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD (2016) for a three-bedroom house and is in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and would provide adequate parking. The proposal would therefore meet the requirements of Policies CS16 and DM13 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00224 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:

Location Plan 01050430-DCD6AF
Block Plan 01050431-9C0942
Proposed Side and Rear Extensions Plan Revision A
Proposed Ground Floor and Cross Section Plan Revision 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.

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:

- Your application was acceptable as submitted and no further assistance was required.
- 2 The Applicant/Agent should note that in consultation with Southern Gas, they advice on nearby gas pipe lines, with a submitted location map. This advice is as follows:

These mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact the Safety Admin Team on Tel: 0800 912 1722.