DELEGATED OFFICER REPORT

PROPOSAL	**Additional storey with rear facing balcony, single storey rear extension, new garden room and replacement garage, alterations to fenestration and external materials and new chimney**
LOCATION:	92 London Road, Cowplain, Waterlooville, PO8 8EW
REFERENCE NO:	APP/26/00183
APPLICANT:	Mrs Lirong Song
APPLICATION TYPE:	Householder planning permission

CONSULTATION EXPIRY DATE: 07/05/2026

APPLICATION EXPIRY DATE: 11/05/2026

WARD: Cowplain

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 92 London Road is a detached chalet bungalow to the eastern side of London Road. The property is set back from the street behind high hedging and the entrance is secured by a wrought iron gate. There is a grass verge separating the front boundary from the pavement. To the front and along the south-west boundary there is an area of block paving leading to a single detached garage at the rear of the site. Immediately behind the dwelling there is a partially covered raised patio and a single storey rear addition leading to a large rear garden that has been mostly laid to lawn with approximately 2m high fencing to either side. The site backs on to a row of garages belonging to properties in Granada Close and the approximately 2.5m high brick rear wall of the garages forms the south-east boundary. Both the main dwelling and garage are finished in cream render and red hanging tiles with coloured uPVC fenestration under red tiles gable ended roofs. The front wall is inset at the sides and the roof above is sprocketed which suggests this was a later addition.

1.2 The area immediately surrounding the application site is residential and is comprised of a mixture of one, two, and three storey properties in a variety of styles and materials. No.94 to the north-east was rebuilt as a one and a half storey property under APP/19/00408, with a detached garage later approved under APP/20/00694. No.90 to the south-west is two storey at the rear but appears as a chalet bungalow from the side facing the street. Whilst the application site itself is generally flat and level, London Road slopes gradually upwards towards the north.

2. Planning History

No relevant history.

3. Proposal

Additional storey with rear facing balcony, single storey rear extension, new garden room and replacement garage, alterations to fenestration and external materials and new chimney.

Officer Comment

The description was amended to include the proposed chimney and alterations to the fenestration and external materials.

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
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
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

Development Site is not within Southern Water's Supply Area
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.

Build over – close
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:

1. No construction works parallel to the sewer within 500mm (in plan).

2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer. The works will be subject to approval under the 'Declaration of Works' self-certification process. 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. 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 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. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk *Officer Comment* *The agent has agreed to a pre-commencement condition regarding protection of the public sewers.*
Environmental Health No comments received.
Councillor Neil Bowdell No comments received.
Councillor Andrew Briggs No comments received.
Councillor David Keast No comments received.

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: 7

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Parking provision
(v) Flood risk
(vi) 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 proposal comprises a new first floor with a hipped roof so that the property would become fully two storey. At the rear the existing addition would be removed and replaced with a new single storey extension, part of which would form a rear facing balcony. As part of the remodelling an existing chimney would be removed and replaced with a new chimney to the south side wall. The existing garage would be demolished and replaced with an 'L' shaped outbuilding containing a replacement garage and new garden room.

7.4 The proposed first floor addition would increase the overall height of the dwelling by approximately 1.88m. The front projecting wall would be retained with a small monopitch roof so that the two storey element would start approximately 8m back from the front boundary and would stop at the existing rear wall. The roof has been designed with a main hip to the front and two smaller hips at the rear to minimise mass and bulk. When seen in the context of the wider street scene the addition would be similar in height to Nos 86, 88, and 94 nearby as well as the terraced rows of dwellings on the opposite side of London Road, noting that the application site is at a slightly lower ground level than No.94. From Granada Close to the rear No. 90 is also two storey so that the proposed addition would appear as part of a row of two storey dwellings. Given that there is no set pattern of development in the surrounding properties the addition would not appear out of keeping and is therefore considered to be acceptable.

7.5 Behind the main dwelling the proposed single storey extension would be staggered in plan so that it would appear as to flat roofed additions. The more northerly addition would be approximately 4.25m wide and 6m in length with a maximum height of 3m. The

addition on the southern side would be the same height but would be approximately 5.3m wide and 3m in length and would have a first floor balcony area over. The proposed single storey extension would not be immediately visible within the street scene and would be some 16m behind the garages to the rear such that only the balcony would be partially visible from Granada Close. This element of the proposal is therefore deemed to be acceptable.

7.6 Located within the rear garden, the proposed outbuilding would be approximately 4m wide and would wrap around the south and east of the site with an approximate overall length of 30m. It would be offset from the boundaries by approximately 0.45m and would have a gabled roof to a maximum height of 3.66m. Although large in size, the majority of the outbuilding would not be visible from London Road so that from the street it would have a similar appearance to the existing garage to be demolished. From Granada Close only a small amount of the roof would be visible over the existing row of garages. The outbuilding would be separated from the proposed rear extensions by at least 2.8m and a reasonable private garden space would be retained between the two. Considering the above, the proposed outbuilding is considered to be acceptable.

7.7 The materials proposed are render and concrete tiles to match the host dwelling. The agent has confirmed that fenestration would be white uPVC and there would be new fibre cement cladding to the first floor. Considering the wide variety of materials within this section of London Road the introduction of cladding and use of white rather than coloured uPVC is considered to be acceptable.

7.8 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

7.9 To the north-east is No.94 which, as mentioned above, was recently rebuilt as a one and a half storey six bedroomed property. No.94 has a south facing study window at ground floor and obscure glazed bathroom windows to the side at first floor. There is a large single storey outbuilding and an open air swimming pool within the rear garden. The proposed outbuilding would be mostly to the southern side of the site with only the end wall of the garden room adjacent to the shared boundary. Proposed side windows at ground floor would face the fencing to the shared boundary, however a condition is recommended to ensure that proposed side facing bathroom windows at first floor would be obscure glazed and top opening only. A further condition to secure 1.7m high obscure glazed side screens to the proposed balcony is also recommended in the interests of neighbour privacy. It is noted that the existing study window already has limited light and outlook as it is located approximately 2.5m from the boundary fence facing the driveway of No.94 and the existing gable end of the host dwelling. Therefore, whilst the proposed additional storey would have some impact in terms of loss of light to the bathroom and study windows this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and the addition is not considered to be unduly overbearing given the hipped roof design. On balance, the impact to No.94 is therefore considered to be acceptable.

7.10 No.90 is a part single and part two storey dwelling to the south-west with single storey extensions to the rear and several small outbuildings within the rear garden. It has no side windows facing the application site, however there are rooflights within a pitched roof to one of the rear extensions. Following discussions with the agent two first floor secondary windows have been made high-level to prevent overlooking and, as with

No.94, a condition is recommended to ensure that views from the proposed side facing bathroom windows and balcony would be obscured. The proposed outbuilding would be similar in terms of impact to the existing garage, the roof of which is visible over the boundary fence from No.90, and the additional length would be of the north of one of the existing outbuildings. Consequently, the proposal is considered to have a limited and acceptable impact on this property, subject to appropriate conditions. As the site backs on to garages to the rear there are no other immediately adjacent properties.

7.11 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 provision

7.12 The proposals would increase the number of bedrooms from three to potentially five, noting that the first floor office could be used as a bedroom, and therefore sufficient parking for three vehicles is required. The replacement garage would provide two parking spaces, and the retained driveway would provide space for at least one additional vehicle, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

7.13 The site is within an area at risk of flooding from surface water. The agent has submitted the required Flood Risk Form and has indicated that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

7.14 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.

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00183 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
Block Plan
Existing Plans & Elevations. Garden Room Plans & Elevations 57/2526-1
Proposed Plans & Elevations 57/2526-2 A
Householder Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms, email received 23 April 2026, 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.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevations facing north-east and south-west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the fixed screen to the first floor balcony on the side elevations facing north-east and south-west shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter. Other than the area shown as a balcony on the hereby approved plans at no time shall the flat roof of the extension hereby approved be used as balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 Prior to the commencement of development, details of measures to be undertaken to protect or divert the public sewers shall be submitted to and approved in writing by the

Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 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.