

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00177

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey extension to principal elevation, extending existing bedroom, and conversion of garage to dressing room. Property to be rendered.

SITE ADDRESS: 38 Deverell Place, Waterlooville, PO7 5ED

AGENT DETAILS: Mrs Styles

APPLICANT DETAILS: Mr Cox

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 08 May 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

38 Deverell Place, Waterlooville, is a detached bungalow constructed with red/brown brick with a hung tiled roof. The property has an attached single storey flat roof garage to the western side elevation and a single storey flat roof extension to the rear. The frontage of the property is laid to lawn with a hardsurfaced area leading to the existing garage. The boundary treatment to the front boundary comprises of an approximate 1m high brick wall with a 1m close boarded fencing to the front eastern side boundary. The rear boundary treatments comprises of close boarded wooden fencing at a height of approximately 1.8m.

2 Planning History

None relevant

3 Proposal

Single storey extension to principal elevation, extending existing bedroom, and conversion of garage to dressing room. Property to be rendered.

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)
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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diamond – No comments received

Councillor Tansom – No comments received

Councillor Harrison – No comments received

6 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) 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 includes a single-storey, flat-roofed extension to the front south-east principal elevation. The extension would project by approximately 1.55m and span approximately 3.1m to the west, where it would attach to the existing front projecting element. It would have a flat roof with a maximum height of approximately 2.7m. The extension would enlarge the front bedroom.

7.4 The second element of the proposal is the conversion of the existing garage into habitable accommodation. The room would be used as a dressing room serving the master bedroom. The existing garage door would be replaced with a window on the front elevation and French doors on the rear elevation.

7.5 The proposed extension to the front elevation and garage conversion are not considered to have a harmful impact upon the visual character of the streetscene.

- 7.6 The property would be rendered on all elevations. It is not considered that the change in external finish from brick to render would have a harmful impact on the visual character of the street scene, as there are other properties within Deverell Place that also have a rendered finish.

(iii) Effect on neighbouring properties

- 7.7 It is not considered that the proposed garage conversion or single-storey front extension would result in harm to the amenities of the neighbouring property to the west (No. 40 Deverell Place). In particular, the proposal would not appear overbearing, nor would it cause any unacceptable loss of light, outlook or privacy. Any impact on this neighbouring property is therefore considered to be minimal and acceptable.
- 7.8 It is not considered that the single-storey front extension would result in harm to the amenities of the neighbouring property to the east (No. 36 Deverell Place). In particular, the proposal would not appear overbearing, nor would it cause any unacceptable loss of light, outlook or privacy. Any impact on this neighbouring property is therefore considered to be minimal and acceptable.
- 7.9 Due to the distance to the neighbouring properties to the front and rear it is not considered the proposals would have a harmful impact upon the neighbouring properties to the front and rear boundaries. In particular, the proposals would not appear overbearing, nor would they cause any unacceptable loss of light, outlook or privacy. Any impact on these neighbouring properties is therefore considered to be minimal and acceptable.
- 7.10 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) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.12 As the proposal includes the conversion of the garage the loss of the parking space will need to be replaced. There is a requirement for two off-street parking spaces within the curtilage of the property. The proposed site plan demonstrates that adequate space is available to the frontage to accommodate two off-road parking spaces. The proposal therefore complies with the requirements of Policy DM13 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

- 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.

9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00177 subject to the following 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 – Submitted 13 March 2026
Site Plan as Proposed – Drawing No. Rev B – Submitted 14 May 2026
Proposed Elevations – Drawing No. A1092 315 Rev A - Submitted 13 March 2026
Proposed Ground Floor Plan – Drawing No. A1092 210 Rev A – Submitted 13 March 2026
Proposed Roof Plan – Drawing No. A1092 212 Rev A - Submitted 13 March 2026

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms 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 The development shall not be brought into use until a minimum of 2No parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 39-51 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 following receipt of amended plans and no further assistance was required