

DELEGATED OFFICER REPORT

PROPOSAL	Rear Single Storey Kitchen infill extension
LOCATION:	175 London Road, Cowplain, Waterloooville, PO8 8ER
REFERENCE NO:	APP/26/00093
APPLICANT:	Mr David Lynes
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	06/03/2026
APPLICATION EXPIRY DATE:	10/04/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey terraced property located in Cowplain. The property features parking to the front and a garden to the rear. The property's materials predominantly feature render for the external walls, with the roofs of the property featuring brown concrete tiles. The property is in an urban and residential area, with the character of the street featuring similar terraced properties nearby and on a wider scale featuring a wide mix of detached homes.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Rear Single Storey Kitchen infill extension

Officer note: The application originally featured a first floor rear extension within the proposal, however following concerns the first floor rear extension would have an overbearing impact upon No.177's ground floor windows and nearby amenity space it has been removed from the proposal.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
CS11 (Protecting and Enhancing the Special Environment and Heritage
of Havant Borough)

Emsworth Neighbourhood Plan Post Examination Version 2020: **N/A**

Listed Building Grade: **N/A**
Conservation Area: **N/A**

5. Statutory and Non Statutory Consultations

Councillor Neil Bowdell	No comments received
Councillor Andrew Briggs	No comments received
Councillor David Keast	No comments received
HBIC	Within 50m: Notable and Protected Species: Slow-worm – Officer comment: See section 7 of the report.

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: 4

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) Ecology
- (v) Biodiversity Net Gain

(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 application proposes a rear ground floor infill extension which would be visible on the streetscene.

7.4 The proposed rear ground floor infill extension would be of a small scale and would extend no further than the existing rearmost part of the dwellinghouse, with regards to this, officers consider that the extension would be subservient to the property and would not harm the character of the application site or upon visual amenities.

7.5 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**

7.6 The proposal with regards to the proposed scale, location, height and single storey nature would acceptably impact properties to the front, rear and No.173 to the southwest.

7.7 Regarding No.177, the rear extension features no side windows and features rear fenestration. The rear fenestration would face the rear garden which is considered acceptable and overlooking concerns are assessed as acceptable. Regarding overshadowing and overbearing impacts, the extension would be in close proximity to No.177's side wall. This features obscure glazed windows, however these do not appear to be the primary source of fenestration to the habitable room it serves, and officers consider that regarding this, overshadowing and overbearing impacts would be assessed as acceptable.

(iv) **Ecology**

7.8 The application site has been located to be within 50 metres of a Notable and Protected Species: Slow-worm. Slow worms are typically found in grassland environments, the rear ground floor extension would be over existing hardstanding and is also considered unlikely to harm this protected species. In light of this the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(v) **Biodiversity Net Gain**

7.11 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.

9. RECOMMENDATION:

That the Development Manager be authorised to **Approve with conditions** for application APP/26/00093 for the following reason:

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:

Drawing Number: 0426 02: Existing elevations: Uploaded 11/02/2026

Drawing Number: 0426 01: Existing floor plans: Uploaded 11/02/2026

Drawing Number: 0426 00: Revision C: Amended location and block plan: Uploaded 22/05/2026

Drawing Number: 0426 02 Revision D: Amended proposed elevations: Uploaded 22/05/2026

Drawing Number: 0426 01 Revision D: Amended proposed floor plans: Uploaded 22/05/2026

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.

Informative:

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,