DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00230

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Remove existing conservatory and construct a rear and side extension including the conversion of the existing garage to living accommodation.

SITE ADDRESS: 24 Neville Gardens, Waterlooville

AGENT DETAILS: Mr Dave Wright
APPLICANT DETAILS: Mr & Mrs Fairclough

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 11 June 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

24 Neville Gardens, Waterlooville comprises a detached bungalow constructed of brown brick beneath a hung tiled roof. The dwelling features an attached garage on the western side elevation, with a car port positioned to the front. The open-plan frontage is primarily laid to lawn, with a hard-surfaced driveway providing access along the western side towards the garage. The rear garden is predominantly laid to lawn, with shingle pathways running along both sides and extending to the rear of the plot.

2 Planning History

None Relevant

3 Proposal

Remove existing conservatory and construct a rear and side extension including the conversion of the existing garage to living accommodation.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass and Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Emsworth Residents Forum – No Comments Received

Councillor Mychaleckyi – No Comments Received

Councillor Rason – No Comments Received

Councillor Robert – 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: 7

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)
(v) Parking

(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 Following demolition of the existing conservatory and side garage, the proposal is for a single-storey flat-roof extension to the rear and western side of the property. The rear element would project 5m from the eastern rear elevation and span 8.8m in width. The side element would extend 11.58m along the western side elevation and project 3m eastwards to connect with the western side elevation. The roof would have a maximum height of 2.634m, a roof light is proposed within the rear extension with a height of 3.35m from ground floor level.

7.4 Although the proposed side extension would be visible from the public realm, it would be constructed using materials that closely match those of the existing property. As such, the development is not considered to result in any harmful impact on the character of the area or the wider streetscene.

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). 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

7.5 The neighbouring properties located to the front (south) elevation of the property have a distance of in excess of 21m form the proposed development. These properties are separated from the application site by the highway of Neville Gardens. It is not considered that the proposal would have a harmful impact upon these neighbouring properties. Any impact would be considered minimal and acceptable.

7.6 The neighbouring properties located to the rear (north) elevation of the property have a distance of in excess of 25m form the proposed development. These properties are separated from the application site by the highway of Spencer Road. It is not considered that the proposal would have a harmful impact upon these neighbouring properties. Any impact would be considered minimal and acceptable.

7.7 The proposed rear extension would increase the depth by 3 metres compared to the existing extension, which is to be demolished. The development may result in a slight level of afternoon shading to the neighbouring property to the east (No. 25 Neville Gardens). However, this shading would fall primarily on the rear elevation of the neighbouring garage. As such, the impact on this neighbouring property is considered to be limited and acceptable.

7.8 The proposed rear/side extension would increase the depth by 3.2 metres compared to the existing garage, which is to be demolished and located adjacent the shared boundary with the neighbouring property to the west (No. 23 Neville Gardens). The development may result in a slight level of morning shading to the west. However, this shading would fall primarily on the rear elevation of the neighbouring garage. As such, the impact on this neighbouring property is considered to be limited and acceptable.

7.9 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)

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

(v) Parking

7.11 As the proposal involves the demolition of the existing garage, there is still a requirement for two off-street parking spaces within the curtilage of the property. The proposed parking area 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.

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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00230 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 02 April 2026
Proposed Parking Area - Submitted 29 April 2026
Site and Block Plan – Submitted 02 April 2026
Proposed Floor plans and Elevations – Drawing No. CMS-24-3-26 – Submitted 02 April 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.

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.

Informatives:

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 an additional plan and no further assistance was required.