

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	First floor rear extension
LOCATION:	27 Park Lane, Cowplain, Waterloooville, PO8 8AD
REFERENCE NO:	APP/26/00351
APPLICANT:	Mr M White
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Tina Pickup
APPLICATION EXPIRY DATE:	08/07/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site relates to a detached bungalow located on the north-eastern side of Park Lane opposite The Queen's Enclosure. Planning permission was granted under APP/23/00858 to raise the ridge and add a front forward extension with rear gable and single storey rear extension. Work has commenced on this and substantially progressed, but not yet complete. In addition, the front garage permitted under APP/23/00847 has been constructed and is complete and in use on site.
- 1.2 The bungalow is set back about 30m from the highway with a rear garden of some 25m. To the rear the garden is enclosed with a mix of fencing and there is permitted development summer house and patio area against the rear boundary.
- 1.3 This section of Park Lane is largely characterised by chalet bungalows but with a varied siting - most are linear frontage set back about 9m but this is one of three that are set back about 30m. There is also a mix of traditional and more contemporary materials with other properties also subject to recent extensions and renovations, including number 28 adjacent which has also increased its ridge under APP/20/01218.
- 1.4 The site lies outside any current or future flood zone.

2. Planning History

APP/23/00847 – Replacement garage with ground floor store and first floor home office store. Permitted 14 February 2024.

APP/23/00858 – New 1st floor accommodation with dormers, 2 storey front extension, raise height of roof, rear extension. Permitted 18 January 2024

APP/26/00026 - Non Material Amendment of planning application APP/23/00858 (approved 19/01/2024) to replace approved drawing numbers 2312-501A, 2312-200A, 2312-201A & 2312-202 with 2312-501B, 2312-200C, 2312-201C & 2312-202B.
WITHDRAWN 10/02/26

APP/26/00088 - New 1st Floor Accommodation with 2 storey front extension, raised height of roof, rear extension, alterations to fenestrations WITHDRAWN 9/4/26

3. Proposal

3.1 First floor rear extension

- 3.2 This application now seeks a rear first floor extension. Instead of completing the rear gable, a first-floor rear extension would be added above the approved single storey rear extension. This would be full width with lowered two storey height having partial hipped ends with crown top style flat section. Eaves height would be about 3.9m. with height to rooftop of 6.4m (compared to main house which has a ridge height of 7.3m). Two side windows are proposed, both to be obscure glazed and one having a cill height of 1.7m.

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 Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

N/A

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.

Number of neighbour notification letters sent: 5

Number of site notices: n/a

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 amenity
- (iv) Parking
- (vi) CIL
- (vi) 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 front elevation and increase in ridge height would remain as constructed under APP/23/00858 and have no further change on the character of area. Only oblique views of the side elevations with raised eaves line would be visible and have very limited impact on the character of the area.

7.4 Therefore the design and appearance of the proposal in street scene terms is considered to remain appropriate to the context of the area 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 amenity

7.5 The proposed first floor rear extension would be across the full width and depth of the ground floor extension but would be nearly a metre lower than the main ridge. A hipped end has been added to minimise bulk.

7.6 Number 28 to the immediate east is approximately aligned with the application dwelling and has a pitched roof single storey rear projection adjacent the shared boundary. The proposed rear extension would be no deeper than this, but slightly higher. The proposed side bathroom window facing number 28 would align with a blank side gable. Overall, there would be minimal impact on the occupiers of number 28.

7.7 Number 26 to the west is set much further forward such that the application dwelling aligns with the private garden area of 26. The proposed first floor extension would increase the depth of the side silhouette but notably would be lower than the approved rear gable under APP/23/00858. The roof would hip away to help mitigate any overbearing effect. Due to the orientation, it is considered that there would be minimal additional overshadowing to the garden from the first-floor extension.

7.8 The window proposed in the side gable would however sit adjacent the private garden and could lead to an increased perception of being overlooked. However, the window serves a bathroom and is proposed to have a sill height of 1.7m above internal floor level and be obscure glazed. There is also a rooflight proposed in the roof slope which would also serve a bathroom and be obscure glazed and above 1.7m high internally. On this basis there would be no real overlooking or loss of privacy from these two windows.

7.9 Overall it is considered that the first floor rear extension would not appear overbearing or have any adverse impact on outlook or privacy and would have limited and acceptable impact on neighbouring amenity, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no representations have been made to this proposal.

(iv) Parking

7.10 The approved layout of APP/23/00858 indicated a five-bedroom house. The current plans re-annotate some of the ground floor rooms and show 4 bedrooms. As a 4+ bedroom house 3 on-site parking spaces are required to meet the adopted Parking SPD. These are shown on the site plan and notably the site frontage is very large and can readily accommodate 3 spaces. The garage recently constructed under APP/23/00847 has an additional 3 bays itself. Therefore, the proposal is considered compliant with policy DM13 and the Parking SPD.

(v) CIL

7.11 The first-floor extension is less than 100 sqm and therefore not CIL liable.

(vi) BNG

7.12 With respect to BNG, as a householder application the development 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 Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00351

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:

Site and Location Plan – Drawing number 501

Proposed Floor Plans - Drawing number 302

Proposed Front & Side Elevations - Drawing number 300

Proposed Rear and Side Elevations - Drawing number 301

Roof Plans proposed & Existing – Drawing number 305

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. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted:

a) the high level window in the first floor on the west elevation, and the roof light in the west roof slope, shall both have a cill height of no less than 1.7m above finished floor level, and be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

b) the window in the first floor on the east elevation 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.

Informatives:

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.