

DELEGATED OFFICER REPORT

PROPOSAL	Rear single storey extension incorporating open plan kitchen, lounge diner with flat roof and lantern style roof light and glazed doors to rear and side with brickwork wall to left hand side facing adjoining semi-detached property boundary.
LOCATION:	48 Park Lane, Cowplain, Waterloooville, PO8 8BB
REFERENCE NO:	APP/26/00102
APPLICANT:	Mr Will Patel
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	15/04/2026
APPLICATION EXPIRY DATE:	19/05/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the north east side of Park Lane, Waterloooville . This property has a catslide roof slope with roof tile and painted render to the elevations. There is a detached outbuilding located to the side and a driveway with on site parking located to the front of the site. The area is residential in character.

2. Planning History

06/71342/000 Demolition of existing pre cast concrete garage to the side and erection of a new wooden garage.- PERM/27/07/2006

3. Proposal

Rear single storey extension incorporating open plan kitchen, lounge diner with flat roof and lantern style roof light and glazed doors to rear and side with brickwork wall to left hand side facing adjoining semi-detached property boundary.

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

CS16 (High Quality Design)

DM10 (Pollution)

DM8 Conservation, Protection and Enhancement of Existing Natural Features

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

Arboriculturalist/Tree Officer

No objection, however if you are minded to permit please attach the following condition:

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Stephan Rose – Arobosphere – March 2026*.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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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

(i) Principle of development

(ii) Impact upon the character and appearance of the area

(iii) Impact upon residential amenity

- (iv) Biodiversity Net Gain
- (v) Parking and highways
- (vi) Trees

(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) Impact upon the character and appearance of the area

7.3 This proposal comprises of a single storey rear extension with proposed dimensions of approximately 3 metres depth by 6.6 metres width and 2.7 metres height, with a raised lantern rooflight centrally sited in the parapet roof. The extension would feature bi-fold doors to the rear and one side elevation . The internal space would allow for an open plan kitchen area .

7.4 The extension would be located to the rear of the property and at single storey level and therefore it would not be highly visible from the public realm. The scale and appearance is considered to be in keeping and subservient to the host dwelling . The application form states that brickwork to match existing will be used to the rear extension.

7.5 Overall, 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) Impact upon residential amenity

7.6 To the west of the application site is no 47 which is the attached property. The proposed extension would project approximately 3 metres to the rear but would be set just in from the shared side boundary. The proposed depth matched that allowed under permitted development and therefore something similar could be constructed without applying for planning permission. The impact is therefore considered to be acceptable,

7.7 To the east of the application site is no 49 Park Lane. There would be a substantial distance separating this property and the proposed extension, screened by the outbuilding to the side of no 48. No harm to amenity has been identified.

7.8 To the rear of the application site is no 2 Cherry Tree Avenue . Approximately 5 metres separation distance would remain between the extension and the rear boundary and, as the extension is located at single storey height, no harm to amenity has been identified.

(iv) Biodiversity Net Gain

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

(v) Parking and highways

7.10 This proposal would not result in additional bedrooms and therefore the parking allocation remains unaffected.

(vi) Trees

7.11 Tree Protection plans have been provided by the applicant in relation to the trees sited down the side and rear of the property. This documentation has been assessed by Havant's Arboricultural Officer who has no objection however has requested a compliance condition which has subsequently been applied.

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00102

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:

JM250091_002 Proposed plans

JM250091_004 Proposed elevations

Location plan uploaded on the 25.05.2026

JM250091_006 Block and layout plans

Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Stefan Rose – Arobosphere – March 2026.

Application form – materials – uploaded 13.02.2026

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 hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Stefan Rose – Arobosphere – March 2026.*

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough 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.