

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Erection of a single-storey rear extension to replace existing lean-to extension
LOCATION:	18 The Brow, Waterlooville, PO7 5BZ
REFERENCE NO:	APP/26/00300
APPLICANT:	Mr Alex New
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	29/06/2026
WARD:	Purbrook
Recommendation:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a 2.5 storey detached dwellinghouse located in Purbrook. The site features a rear garden with parking to the front and side of the dwelling. The property's materials feature brickwork and tudor style detailing for the external walls and brown concrete tiles for the roof. The application site is in an urban and residential area, with the character of the street featuring traditional styled dwellings and neighbouring No.16A The Brow to the western side of the application site featuring a more modern style.

2. Planning History

No relevant history.

3. Proposal

- 3.1 Erection of a single-storey rear extension to replace existing lean-to extension

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

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Paul Tansom	No comments received
Antonia Harrison	No comments received
Caren Diamond	No comments received
Southern Gas - HP Pipeline	<p>Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.</p> <p>The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.</p> <p>1. No mechanical excavation is allowed within 3 metres either side of pipeline.</p> <p>2. No plant or storage of equipment shall be made within any easement strip.</p> <p>3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.</p> <p>4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).</p> <p>5. No thrust boring shall take place within 3 meters of the pipeline.</p>

	<p>6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.</p> <p>7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high pressure gas pipelines can then be discussed.</p> <p>8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.</p> <p>9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.</p> <p>10. Intrusive construction methods will require an agreed method statement prior to work starting.</p> <p>11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.</p> <p>12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.</p> <p>Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your Works</p>
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	Officer note: the comments by Southern Gas will be added as an informative to the decision notice
HBIC	Within 50m, Notable and Protected Species, Slow-worm: Officer Note: This is assessed in 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.

Number of neighbour notification letters sent: 5

Number of site notices: 0

Number of representations received: 0

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) Biodiversity Net Gain (BNG)
- (v) Ecology

(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 extension would be single storey and would feature an approximate depth of 4.95 metres and would partially replace an existing approximate 1.62 metre rear extension. Officers with regards to these considerations consider the proposed extension to be of a proportionate subservient size to the existing dwelling and consider the rear extension to have an acceptable impact upon visual amenities.

Materials

7.4 The extension would feature matching brickwork and flat roof construction which is considered acceptable.

- 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

- 7.6 To the western and eastern sides of the application site are Nos 16A and 20 The Brow due to proximity it has been considered important to assess the impact upon these properties. Properties to the front and rear of the application site are considered to be acceptably impacted by the works

No.16A The Brow

- 7.7 Fenestration of the extension would face the rear garden or boundary treatment and there are no side windows facing No.16A The Brow, with regards to this, officers consider overlooking concerns as acceptable. Regarding overshadowing and overbearing concerns, the extension would only modestly protrude beyond No.16A The Brow's rear elevation, the rear part of the eastern side elevation of No.16A features no windows beyond the extended depth of the proposed extension and with regards to these concerns the extension is considered to have a limited and acceptable impact upon No.16A the Brow.

No.20 The Brow

- 7.8 The extension would be approximately 3.5 metres from the shared boundary, with regards to this and the proposed height of the extension of approximately 3.4 metres the extension is considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns, fenestration would face the rear garden and the side fenestration facing No.20 would face boundary treatment which is considered 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) 2011. 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) Ecology

- 7.11 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 habitats such as woodland edges, heathlands, grasslands, and mature gardens. Whilst the proposal would impact the application site's rear garden which features grass for most of the rear garden, the majority of the extension would go over paving where this species would be unlikely to reside. Moreover, the property could construct a 4 metre deep extension under permitted development rights which would be similar in depth to the proposal. Regarding these concerns officers consider that the potential impact upon the Slow Worm species would not be so severe to warrant the refusal of this planning application and consider it as acceptable.

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 **Approve with Conditions** for application APP/26/00300

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:

Existing and Proposed Ground Floor Plans: Uploaded 04/05/2026

Existing and Proposed Elevations: Uploaded 04/05/2026

Existing and Proposed Roof Plans, Site and Location Plans: Uploaded 04/05/2026

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.

Informatives

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:

Your application was acceptable as submitted and no further assistance was required.

2. During the application process, Southern Gas has left the following comments for the applicant:

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess. The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.

7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high pressure gas pipelines can then be discussed.

8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline. Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works. Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.