DELEGATED OFFICER REPORT

PROPOSAL	**Single storey rear extension and small raised deck area**
LOCATION:	46 Fir Copse Road, Waterlooville, PO7 5HZ
REFERENCE NO:	APP/26/00051
APPLICANT:	Mr Gavin Spurway
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	19/02/2026
APPLICATION EXPIRY DATE:	24/03/2026
WARD:	Purbrook

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

This application site comprises of a semi detached bungalow located on the east side of Fir Copse Road, Waterlooville. This property has a pitched roof with render and brickwork to the elevations. The area is residential in character.

2. Planning History

None relevant

3. Proposal

Single storey rear extension and small raised deck area

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)
DM14 (Car and Cycle Parking on Development (excluding residential))

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

Southern Water - Comments

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations.

For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Environment Agency – No Objection

We have reviewed the information as submitted and set out our position below.

Environment Agency position

We have no objection to the proposal as submitted.

Advice to Local Planning Authority

The proposed development falls within Flood Zone 3 and Flood Zone 2 which is land identified as being at risk of flooding from rivers and sea, now or in the future.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at National flood risk standing advice for local planning authorities - GOV.UK We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Advice to applicant Environmental Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

Property Team

No response received

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

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 5

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) Flood risk
(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.

(i) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a single storey rear extension with dimensions of

approximately 6 metres depth by 6.1 metres width. The extension would have a flat roof with 4 rooflights and bi -fold doors to the rear elevation. A new door and window are proposed to the side (south) elevation, and no new windows are proposed to the north side elevation. This space would allow for an additional bedroom, enlarged lounge and living/ kitchen area to the rear.

7.4 A small, decked area is also proposed which would have a height of approximately 30cms. Decking of a very similar height could be gained under Permitted Development rights and the decking as proposed is not considered to result in any unacceptable overlooking to neighbouring properties.

7.5 The proposed extension is considered to be relatively generous in terms of footprint at 6 metres depth. However, it is noted that something similar could be constructed under the prior approval process as no objections have been received from neighbouring properties. The roof height is judged to be high, sited above the eaves line, however it would not be visible from the public realm and, on balance, is not judged to be notably harmful in appearance. Proposed materials include white render to the elevations. It is noted that the main roof is to be changed to slate and this is considered to be acceptable.

7.6 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.

(i) <u>Effect on neighbouring properties</u>

7.7 To the north of the application site is no 48 Fir Copse Road. It is noted that at the time of the site visit a rear extension has been erected at no 48 which appears to project by approximately 6 metres and does not appear to have planning consent. It is noted that there is relevant recent planning history on this site where a much larger rear extension was dismissed at appeal. This evaluation has therefore been based on the extension that is currently there. As the proposed extension at no 46 would project to approximately the same depth as the extension at no 48, no harm to neighbour amenity has been identified to this property.

7.8 To the south of the application site is no 44 Fir Copse Road. It is understood that no 44 features a shower room window to the side elevation closest to the rear and benefits from a single storey rear extension with bi-fold doors to the rear. The extension is not considered to impact these windows and there is a reasonable separation distance between the properties. There are existing windows to the side elevation of no 46.

7.9 To the rear of the application site is woodland and therefore no harmful impact has been identified to the rear of the site.

7.10 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).

(i) Flood risk

7.11 This site is located within Flood Zone 2 and the applicant has provided a Flood Risk Assessment stating that flood mitigation measures shall be incorporated into the scheme.

(i) Parking

7.12 This proposal would result in 3 bedrooms on site. As the parking allocated for a 2 bedroom property and a 3 bedroom property is the same then there would be no further parking allocation required on site.

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.

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00051

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:

atp architectural design Flood Risk Assessment Dated 27.01.2026
25477-101-HOU Proposed floor plans and elevations
25477-102-HOU Block Plan
Location plan uploaded on the 26.01.2026

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.

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.

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