

DELEGATED OFFICER REPORT

PROPOSAL	Single storey extension.
LOCATION:	43 Starina Gardens, Waterloooville, PO7 8QT.
REFERENCE NO:	APP/26/00321
APPLICANT:	Ms Stefania Simion
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/06/2026
APPLICATION EXPIRY DATE:	07/07/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a 1980's two-storey (4) quarter house, containing 4 attached residential units within one building. The host dwelling has a bay window, at floor level, on the western elevation and an entrance porch on the southern elevation. It has been constructed using red multi-brick walls, under a red/brown interlocking concrete tiled roof and white uPVC windows and doors. The property has area of lowered amenity space, which is located behind retaining walls and 1m high metal/brown plastic fencing, forming the front boundaries of the site.
- 1.2 The adjoining neighbours are part of the quarter houses block, located to the north and east, and are similar in size and design to the host dwelling. The other surrounding neighbouring properties are either two storey semi-detached houses in design, located to the west and north and terraced houses, located to the south of the site. The rear gardens of properties in Ramblers Way lie to the north-east of the site, beyond the public footpath, with amenity land directly to the east. The greater area is of medium density consisting of terraces and blocks of modern two-storey properties of a similar age but of different styles and design.

2. Planning History

APP/25/00843 - Lawful Development Certificate relating to proposed single storey side

3. Proposal

Construction of a single storey extension to the western elevation of the host dwelling.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 - High Quality Design
DM8 - Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014
AL1 – Presumption in favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A.
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Councillor Neil Bowdell No comments received.
Councillor Andrew Briggs No comments received.
Councillor David Keast No comments received.

6. **Publicity and 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: 9

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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 existing 'quarter' house on site is of a period design from the 1980's. It has been constructed using red/brown interlocking concrete tiled roof, with elevations of red multi-brick and white uPVC fenestrations. The property has area of lowered amenity space, which is located behind retaining walls and 1m high fencing, forming the front boundaries of the site. The proposed single storey extension would be to the western elevation of the host dwelling and would measure approximately 4.3m in width by 2m in depth, 2.8m to the eaves and a maximum height of 3.6m. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would allow for a new kitchen, with the old kitchen being converted to a study. No other external alterations are proposed. In the light of the above, officers are of the opinion that the proposal would be subservient to No.43, owing to its proposed modest height and scale on the host dwelling's existing western elevation and consider it an acceptable addition.

7.4 Although the proposal would be visible to the public realm but would be minor in scale, set down from the surrounding ground level, and set back from the northern attached neighbour's boundary, it would use matching materials to the host dwelling, which would be considered acceptable in visual terms within the existing streetscene.

7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and the attached and nearby neighbouring dwellings 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 The proposed extension would feature a casement window in the western elevation and French doors in the southern elevation; both these fenestrations face the public realm but would not look directly into neighbouring dwellings windows or back gardens. Also, this proposal would be minor in scale, set lower in the ground than other nearby neighbouring properties and set back by approximately 1.8m from the northern shared boundary. Furthermore, there is a gap across the site and footpath to the southern neighbour's front elevation of over 12m, ensuring that the small extension would not create significant levels of overshadowing or loss of amenity to the southern nearest neighbours. No other neighbouring properties would be negatively impacted by the proposed structure, due to distance and position.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

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

(v) Ecology

- 7.9 The application site has been located within 50m of notable and protected species of 'Pale Willow Herb', however, the works would primarily be at single storey level, in an established domestic garden/site and is a distance away from natural woodland and countryside, therefore officers consider that unacceptable impacts are unlikely. In light of this, unacceptable impacts to protected Pale Willow Herb are considered unlikely, and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, or protected species and no significant visual impacts to the streetscene. The proposal would therefore meet the requirements of Policies CS16 and DM8 and is recommended for approval.
-

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00321 subject to the following conditions

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 & Block Plan P1, dated 03/10/2025.
Proposed Elevations P5 R1, dated 03/10/2025.
Proposed Floor Plan P3 R1, dated 03/10/2025.

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