

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension.
LOCATION:	4 Homer Close, Waterloooville, PO8 8SB.
REFERENCE NO:	APP/26/00276
APPLICANT:	Mr & Mrs Wason.
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/06/2026
APPLICATION EXPIRY DATE:	17/06/2026 (EOT Agreed 03/07/2026)
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a two-storey end of terrace house, constructed in brick and plain tiled panels, with white uPVC fenestrations, under a gable ended interlocking concrete tiled roof. The dwelling also has a mono-pitch roofed front porch to the front, a rear positioned flat roofed W.C. projection and a hipped roof conservatory. The property lies to the east of Homer Close and is well set back behind a front garden, which is laid to lawn and concrete driveway, providing parking for a vehicle. The access to the close road is over a half round section of pavement, with a dropped kerb, with further parking for 4 Homer Close and neighbours. The rear of the site contains a long garden laid to lawn, with a patio area adjacent to the rear elevation of the conservatory and the single storey projection. The site at the sides and rear are bounded by approximately 1.8m high timber close boarded fencing, on top of a low brick walls on the southern, northern and eastern boundaries.
- 1.2 The area immediately surrounding the application site is residential and is comprised of two-storey terraced dwellings of a similar age and in generally similar materials. It was noted during a visit to the site that a number of nearby properties have previously constructed rear single storey extensions and conservatories. Further to this, there is Hart Plain Infant School, its car parking area and landscaped grounds, which is located to the east of the site and Homer Close. There is also detached dwellings within larger garden plots along Hart Plain Avenue to the north.

2. Planning History

APP/21/00391 – Two storey rear extension, Withdrawn 07/06/2021.

APP/12/00123 – Rear Conservatory, Conditional Approval 10/05/2012.

3. **Proposal**

Construction of a single storey rear extension to the depth of 3.6m, replacing the existing conservatory, but retaining the single storey rear projection/W.C. and inclusion of a Utility Room.

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**

Ecological Officer
There is no need for any ecological information, No objection.
Southern Water
They comment are as follows:
<u>Development Site is not within Southern Water's Supply Area:</u>
The development site is not located within Southern Water's statutory area for water supply. Please contact Portsmouth Water who are the relevant statutory undertaker. Rear / side extension build-over/close-to a sewer: It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk .

Condition:

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

Officer comment: *Southern Water has requested a pre-commencement condition be attached to a positive decision for this proposal. However, after discussing the condition with the Agent, this was not agreed as this would be required under the requirements of Approved Document H of the Building Regulations and therefore not reasonable or necessary. As this would be a matter for Building Regulations, officers consider it would be appropriate for an informative to be included in the decision notice instead of a condition.*

Councillor James Blades

No comments received.

Councillor Ann Briggs

No comments received.

Councillor Elaine Shimbart

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: 6

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
- (vi) Drainage

(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 end of terrace house is of a period design of the 1970's and is finished in red/orange brick and plain tiled panels, with uPVC fenestrations under a gable ended red/brown interlocking concrete tile roof. The host dwelling also contains a mono-pitch roofed porch/lounge to the front elevation and a flat roofed W.C. projection and a hipped roof conservatory to the rear elevation. The rear proposal would be for the construction of a single storey rear extension to the depth of 3.6m, replacing the existing conservatory, but retaining the single storey rear projection/W.C. room. The extension would extend the existing kitchen area, allowing for a dining area and part conversion of the W.C. to be used as a utility room. The replacement structure would measure approximately 3.6m in depth, by 5m in width, to a height of 2.5m to eaves and to a maximum height of 2.6m over the central rooflight. The roof would be of a flat roof design, to the same height of the existing W.C. projection, and will be covered under a felt or membrane type covering. French doors and narrow casement windows either side, would be inserted into the rear eastern elevation. The replacement structure would be similar in depth to the existing conservatory but would still project forward of the W.C. elevation by approximately 0.9m. The proposed development would be finished in black vertical cladding on the walls, with black finished fenestrations. Although, this is a change from the red/orange brick and tiled hung walls and white uPVC openings/conservatory, however, this development would be located at the secluded rear of the host dwelling, is single-storey in height and is modest in size and design. In the light of this, officers are of the opinion that the proposal would remain subservient to No.4 Homer Close and would not result in an excessive depth to the house or be sufficiently impacting on the host dwelling to warrant refusal, and consider it an acceptable addition.

- 7.4 The aspect of the proposal would not be readily visible on the streetscene, due to the rear garden position and the 1.8m high timber fencing on the boundary with neighbouring properties. Beyond the eastern boundary there is an area of dense mature trees, which lines the boundary at this point with the Infant School at the rear of the site. Due to this there are no significant views of the site or proposal from the through road of Hart Plain Avenue. The proposal would be minor in scale, which is similar in mass to the existing structure on site, set away from the detached southern neighbour at No.5 and no closer to the attached neighbour to the north at No.3, than the existing conservatory on the rear elevation of the host dwelling. This would be similar to other existing rear extensions on neighbouring properties, 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 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 proposal would be located on the shared boundary with the northern attached neighbouring terraced property at No.3. The proposal would not be greater in depth than the existing conservatory on site and is considered to conform with policy, as it would not significantly be overbearing in nature and have no significant impact on the amount of daylight received in No.3's rear windows, than already exists from the site. No windows are proposed for the side elevations. However, there would be French doors and windows located in the eastern rear elevation of the extension. These proposed glazed doors/windows would be a reduction in glazing at this point from the existing conservatory. The proposed fenestrations would only allow direct views of the site's rear garden and would not directly overlook the rear garden of this neighbouring property, due to 1.8m timber boundary fencing. Therefore, it is unlikely to result in any harmful degree of overlooking or loss of privacy to No.3.
- 7.7 The proposed extension would protrude further to the rear southern area than the rear elevation the neighbouring dwelling at No.5 to the south. However, the proposal would be set away from this boundary with No.5, (which contains a 1.8m high boundary fence and public walk way) by approximately 3.4m and that it would not directly overlook the rear garden of this neighbouring property, with no side windows proposed in the extension, it is unlikely to result in any harmful degree of overlooking or loss of privacy to No.5. Furthermore, due to the modest size, height and flat roofed design of the rear part of the proposal, it would lessen any perception of the development being overbearing to No.5 and consider it an acceptable addition.
- 7.8 The proposal would be located at a distance from other neighbouring properties, and with only the other neighbour located directly to the rear garden of the site, being Hart Plain Infant School. However, due to the length of garden on site and the 1.8m high boundary fencing to this educational facility, there would be no significant visual impact or overlooking issues, to the school. No other neighbouring property would be affected by this proposal. It is noted no letters of objection were received with respect to the scheme.

- 7.9 Consequently, it is considered that the amended 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 and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(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 50m of Notable and Protected Species – Pipistrelle Bats (grounded) and Light Crimson Underwing Moths, however, the works would primarily be at single storey level, and within an established domestic garden/site. The Ecology Officer was consulted, and they commented that there is no need for any ecological information and had no objection to the proposal. In light of this, officers consider that unacceptable impacts to protected Bat and Moth species 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.

(vi) Drainage

- 7.12 Southern Water was consulted and advised that a public foul sewer may cross the application site close to the proposed development. Southern Water requested that, in the event of a positive decision, a pre-commencement condition be attached requiring details of measures to protect the public sewer. Following discussion with the Agent, this condition was not agreed. Officers consider that the protection of drainage apparatus and any necessary build-over/close-to sewer agreement would be addressed through the requirements of Approved Document H of the Building Regulations and by the relevant sewerage undertaker. It is therefore considered appropriate for Southern Water's advice to be included as an informative on the decision notice, rather than as a planning condition, if permission is granted.

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately to its surrounding context. It would not result in any significant adverse impacts on the amenity of neighbouring occupiers, protected species, or the street scene. Having regard to Southern Water's comments, matters relating to the protection of foul drainage assets can be appropriately addressed through the requirements of Approved Document H of the Building Regulations and by way of an informative on the decision notice. The proposal would therefore meet the requirements of Policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is recommended for approval.
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9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00276 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 Plan up-loaded 22/04/2026

Block Plan 1079.26.0

Existing and Proposed Elevations and Floor Plans 1079.26.1

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, to those details stated in the submitted plan: Existing and Proposed Elevations and Floor Plans drawing No.1079.26.1 and in the Planning Application Form, 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 Southern Water's advice regarding a nearby sewer pipeline.

Development Site is not within Southern Water's Supply Area:

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

Rear / side extension build-over/close-to a sewer:

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

In order to protect drainage apparatus, Southern Water has requested that if consent is granted, the following condition is attached to the planning permission:

Condition:

Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers. It is possible that a sewer now deemed to be public could be crossing the development site.

(This suggested condition is included as an informative on the decision notice)

The Agent/Applicant should therefore note the following:

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call Southern Water's Customer Service Desk on 0330 303 0119.