

DELEGATED OFFICER REPORT

PROPOSAL	Remove roof and extend walls by 2.4m to create an additional storey with pitched roof, Demolish existing conservatory.
LOCATION:	78 Hazleton Way, Waterlooville, PO8 9DW
REFERENCE NO:	APP/26/00075
APPLICANT:	Mr & Mrs Sturt
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/03/2026
APPLICATION EXPIRY DATE:	28/04/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with conditions

1. **Site Description**

This application site comprises a detached bungalow with space in the roof located on the east side of Hazleton Way, Waterlooville. This property has a pitched roof and forms an 'L' shape as it extends to the side. There is a detached garage located to the rear of the property. The area is residential in character. The site is located within Flood Zone 1.

2. **Planning History**

Is there any planning history relevant to the current application?

N/A

3. **Proposal**

Remove roof and extend walls by 2.4m to create an additional storey with pitched roof, Demolish existing conservatory.

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.

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: NA

Conservation Area: NA

5. Statutory and Non Statutory Consultations

Southern Water – No Objection

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.

Councillor Neill Bowdell

No comment received

Councillor David Keast

No comment received

Councillor Andrew Briggs

No comment 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
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

Number of comments received: 13

Precis of concerns raised:

- Imposing/blocks out light
- Out of keeping- surrounding properties are bungalows
- Affect the valuation of surrounding properties (not a material planning consideration)
- Overdevelopment
- Takes bungalow housing stock away

Further concerns raised following amendments:

- Streetscene drawing not accurate (the drawing provided is considered to be accurate.
- Feel the changes do nothing to address concerns raised previously

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
- (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.

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

- 7.3 This proposal has been amended following its initial submission, whereby one of the side elevations, first floor windows has been removed from the proposal and the configuration of the first floor has been amended with the wardrobe window swapped with the bedroom and the wardrobe window has now been obscure glazed.
- 7.4 This proposal comprises of an additional storey above the existing single storey. The roof design would continue that of the existing pitched roof style. This would result in a revised eaves height of approximately 4.8 metres and a ridge height of 7.6 metres. This would increase from the existing eaves and ridge heights of approximately 2.6 metres and 5 metres.
- 7.5 This proposal would allow for additional habitable space at first floor level. This would include an enlarged bedroom 1 to the rear and an additional bedroom towards the front. Additional windows would be proposed to serve these rooms, resulting in two windows at first floor to the front elevation and two windows at first floor to the rear elevation, all of which would serve bedrooms/ wardrobe area which would be obscure glazed. One window is also proposed to the north side elevation to serve an upstairs bathroom.
- 7.6 The existing conservatory to the rear of the property would be removed. Proposed materials include both brickwork and roof tile, both to match existing.
- 7.7 The proposed additional storey would be clearly visible from the public realm, given the site's prominent position within the street scene. However, the application site lies at a transitional point along Hazleton Way where the prevailing pattern of development changes and there is a varied mix of building types, scales, and heights. Notably, the adjoining property at No. 76 Hazleton Way is two storey, and further two-storey dwellings are present along Elderberry Way. To the north, No. 74 Hazleton Way is also two storey, and beyond this there is a mix of bungalows and chalet bungalows with roof alterations, before the built form transitions to a more continuous two-storey frontage of commercial properties.
- 7.8 In this context, the introduction of a two-storey form on the application site is considered to reflect the varied character of the surrounding area and would not appear incongruous or out of keeping within the streetscene. The proposal would not disrupt a uniform bungalow roofscape, given its immediate relationship with existing two-storey development and is therefore considered acceptable in principle.
- 7.9 The design of the roof slope would retain a pitched form, which is considered to respond appropriately to the prevailing character of the street scene, where Nos. 78 and 80 both feature front-facing gables. In addition, the retention of the existing single-storey side element to the south would provide a visual break to the overall built form, reducing the perceived mass and contributing to a more articulated and balanced appearance. On this basis, the proposal is considered to integrate satisfactorily within the surrounding context.

7.10 It is acknowledged that concerns have been raised regarding the proposed height of the development and the fact that the application site sits at a higher land level than No. 76 to the south. However, a comparison with historic plans for No. 76 indicates that its ridge height measures approximately 8 metres. This is considered to account for the variation in land levels, such that the proposed ridge height at No. 78 would not appear materially taller in comparison. As such, the proposal is not considered to result in a visually dominant or incongruous form of development in relation to the adjoining property.

7.11 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 on neighbour amenity

7.12 To the north of the application site lies No. 80 Hazleton Way, a bungalow. There is approximately 6.5 metres between the porch of No. 80 and the side elevation of No. 78, and approximately 7.5 metres between the main side elevations of the two properties. Whilst the proposal would result in an increase in height of approximately 2.6 metres to the eaves, with the roof form hipped away, the separation distance is considered sufficient to mitigate any adverse impacts. This space is primarily utilised for driveway access serving both properties rather than private amenity space. Furthermore, No. 80 is sited forward of No. 78, such that part of the increased height would be positioned adjacent to the respective garage structures serving both properties. The proposed side-facing bathroom window would be obscurely glazed, thereby preventing overlooking.

7.13 To the south lies No. 76 Hazleton Way. A separation distance of over 13 metres would be retained between the rear elevation of No. 76 and the two-storey side element of No. 78. This exceeds the guidance set out within the Havant Borough Design Guide, which identifies a minimum separation distance of 10 metres between a dwelling and a blank gable, and is therefore considered acceptable. In addition, No. 78 is located to the north of No. 76, which would limit any potential for overshadowing.

7.14 To the rear are Nos. 1 and 3 Elderberry Way. It is noted that there is an existing first floor window at the rear of No 78. However overlooking impact has been evaluated and the proposal has been amended with the reconfiguring of the windows at first floor to the rear. The window closest to these properties would now be obscure glazed. The other first floor window serving the bedroom would be sited away, whereby views would be much less direct. This would also be in a similar siting to the existing first floor, bedroom window and therefore this is considered to be acceptable in impact, noting the existing arrangement.

7.15 Also to the rear are properties located along Mapletree Avenue, closest being Nos. 9 and 11. No. 78 is angled away from these properties with an indirect wall to wall separation distance of approximately 24 metres with No. 9. Whilst the application site is visible from these properties, the distance is too great to result in any overshadowing or overbearing impact and there is not considered to be any direct overlooking.

7.16 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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

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

(v) Parking

7.18 The number of bedrooms would increase from three to four. Sufficient space is available on site to accommodate three parking spaces, and the relevant parking requirement is therefore considered to be met.

8. Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the streetscene 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/26/00075

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:

Planning 002 Proposed floor and elevations plan uploaded on the 18.05.2026

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. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing north and the dressing area/ bedroom window in the first floor on the rear elevation facing south east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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:

You sought and were provided with pre-application advice,

You were updated about issues after the initial site visit.