DELEGATED OFFICER REPORT

PROPOSAL	**Two storey rear extension and extension to existing side dormer.**
LOCATION:	19 James Copse Road, Waterlooville, PO8 9RG
REFERENCE NO:	APP/25/01046
APPLICANT:	Mr & Mrs Trevor Griffiths
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	03/02/2026
APPLICATION EXPIRY DATE:	17/02/2026
WARD:	Hart Plain
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

This application site comprises a detached, two storey dwellinghouse located on the east side of James Copse Road. This property has a pitched roof with elevations formed from hanging tile and brickwork. There is an existing flat roof dormer located to the southern elevation. There is a lawn and hardstanding to the front of the property.

2. Planning History

None relevant

3. Proposal

Two storey rear extension and extension to existing side dormer.

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: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application.
Having considered the above proposal[s] submitted with the signed declaration of the self certification document, Southern Water finds the planned single storey rear extension has no significant impact on our apparatus and that we will grant conditional approval for you to proceed.
The granted approval is based on the information provided by you on the self-certification document and any changes on site will require a further submission of details for approval:
1. No structure (footings, walls etc.) running parallel to the line of the existing public sewer is permitted within 500mm from the sewer/manhole. Any proposed structure within 3.00 metres of the public sewer, must have foundations to a depth of at least 150mm below the invert level of the sewer/manhole. Care must be taken when working in the area of the public sewer to ensure no damage is caused as any damages will be repaired at the client's expense.
2. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications.
3. Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water. For this application we will require Planning consent. Please note, Conditional approval Via the build-Over application does not guarantee approval to connect to the public sewer via the New Sewer Connection application.
4. Landowner consent MUST be obtained where building works are planned on another Party's land.
As no inspection or sewer protection agreement is required by Southern Water, please accept this letter as completion of your Build over application.

Case officer comment: *This has been added as an informative.*

Councillor Briggs No comments received.
Councillor Shimbart No comments received.
Councillor Gillen No comments 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: 7

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) Parking
(v) Biodiversity Net Gain

(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

7.3The proposal comprises a two storey rear extension which would project by approximately 1.9 metres in depth. This would follow in continuation with the existing property height and width and would allow for an enlarged ground floor living area and first floor bedroom. At ground floor level would be bi-fold doors and a Juliet balcony at first floor level to the rear elevation. The existing side/ rear extension roof would be raised also by approximately 70cm. Materials would match existing.

7.4 Also proposed is an extension to the existing dormer to the side (south) elevation. This would be increased in length by approximately an additional 4.6 metres towards the rear. This would create space for storage and an ensuite bathroom.

7.5 In regard to impact on the character of the area, the rear extension would not be highly visible from the public realm. The rear extension is considered to be generally modest in both scale and appearance and would continue the existing roof line, with matching materials. In relation to the proposed dormer extension, the principle of dormers within the streetscene are already established and this addition would be located towards the rear of the property. It would be set down from the ridge and up from the eaves and is considered to be an acceptable addition.

(iii) Effect on neighbouring properties

7.6 To the south of the site is No. 21 James Copse Road. The proposed side dormer would feature a bathroom window, although this would be set in from the rear wall. This window will be obscure glazed. There is a flat roof, side and rear extension at no 21 which comes up to the shared boundary with no 19 and projects further towards the east. The two storey extension would come level with this and would have a reasonable separation distance of approximately 6 metres between the two first floor levels of both properties and is not considered to result in any overbearing or overshadowing impact on this property.

7.7 To the north of the application site is no 17 James Copse Road – the roof of the existing side extension would be slightly raised to this side. The extension would not be increased in footprint to extend any further beyond the rear of no 17 and no harm to amenity has been identified.

7.8 To the rear (east) of the application site is no 109 Lovedean Lane. It is noted that the rear elevation would be closer towards no 109 by approximately 1.9 metres than existing. However approximately 22 metres back to back separation distance would remain which meets the requirements for separation distances as stipulated in the Havant Borough Design Guide. The Juliet balcony is not considered to offer any additional views that would not already be available from the existing rear first floor windows.

7.9 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) Parking

7.10 The bedroom number would remain the same and therefore no additional parking allocation is required.

(v) Biodiversity Net Gain

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

8 Conclusions

8.1 The scale, siting and design of the proposal would have an acceptable impact on the neighbours and the streetscene 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/25/01046

Conditions:

1	The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted. **Reason:** To comply with 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: Application form 'materials' uploaded on the 23.12.2025 Drawing no 101 Block Plan Drawing no 105 Proposed elevations Drawing no 104 Proposed floor and roof plans Drawing no 100 Location Plan **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.

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 ensuite bathroom window in the first floor on the side elevation facing south shall be fitted with 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:

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 comments 1. No structure (footings, walls etc.) running parallel to the line of the existing public sewer is permitted within 500mm from the sewer/manhole. Any proposed structure within 3.00 metres of the public sewer, must have foundations to a depth of at least 150mm below the invert level of the sewer/manhole. Care must be taken when working in the area of the public sewer to ensure no damage is caused as any damages will be repaired at the client's expense. 2. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications. 3. Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water. For this application we will require Planning consent. Please note, Conditional approval Via the build-Over application does not guarantee approval to connect to the public sewer via the New Sewer Connection application.

	4. Landowner consent MUST be obtained where building works are planned on another Party's land. As no inspection or sewer protection agreement is required by Southern Water, please accept this letter as completion of your Build over application.