DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/01000

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Two storey side extension, side dormer and raised patio.

SITE ADDRESS: 126 Durley Avenue, Waterlooville, PO8 8TZ

AGENT DETAILS: Mr Hindle
APPLICANT DETAILS: Mr Tricker

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 12 March 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

126 Durley Avenue, Waterlooville is a detached bungalow constructed of red/brown brick under a pitched roof finished with hanging tiles. Timber cladding is incorporated within the front and rear gable ends. The property occupies a prominent corner plot and benefits from a substantial rear garden and a large garden area to the western side. Hardstanding is provided to the eastern side of the dwelling and within the front curtilage, providing off-street parking for vehicles. Boundary treatments comprise a mixture of hedging, shrubs and trees of varying heights along the front, rear and western boundaries, contributing to the verdant character of the site and providing a degree of screening from neighbouring properties and the public realm.

2 Planning History

21307 – Two storey extension – Permit 23 June 1971

3 Proposal

Two storey side extension, side dormer and raised patio.

4 Policy Considerations

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Council's Arborist:

It would appear that the foundations are already in place and as such most of this is a moot point. The Arb documents are adequate and fit for purpose – as such I raise no objection.

Ecology:

The application is not accompanied by any ecological information, and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst the site is not likely to be of significant ecological value, the timber cladding at the front elevation gable end appears potentially suitable for supporting roosting bats, with gaps between the cladding visible. This area of the dwelling appears not to be impacted by the proposed works

I would not recommend that full ecological survey and assessment is necessary in this instance. If you are minded to grant permission, then it may be more appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Southern Water:

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.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sector-guidance-approved documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission;

The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

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.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

6 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

1 Objection Received:

- Loss of privacy – See Section 7 of officers' report.

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)

(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

It was noted upon the Case officer site visit that works have commenced on site.

Two storey side extension

7.3 The works would be readily visible on the streetscene and comprise of a two-storey side extension to the west elevation, a front pitched roof dormer, and a dormer to the existing eastern side elevation roof slope. It is noted that works have commenced on site.

7.4 Regarding the two-storey side extension, The Havant Borough Design Guide SPD states:

"*It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height".*

The proposed two-storey extension would be set slightly below the main ridge line of the dwelling and would incorporate a pitched roof with a gable to the western side elevation. The extension would measure approximately 3m in width and 8m in depth. Whilst the extension would not be set back from the principal elevation, the reduced ridge height would ensure that it appears subservient to the host dwelling. 2No. roof lights are to be installed within the rear roof slope of the extension. It is therefore not considered that the proposed extension would have a harmful visual impact on the character or appearance of the street scene.

Front Dormer

7.5 Regarding the proposed front dormer within the two storey extension. The Havant Borough Design Guide states:

"*Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line.*

Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof".

The proposed front dormer would be appropriately recessed within the front roof slope, set back from the front elevation, inset from the roof verge, and located below the existing ridge line. The scale, siting and pitched-roof design ensure that the dormer would remain subordinate to the host dwelling and would not unduly dominate the roof slope. Consequently, the proposal is not considered to have a harmful impact on the character and appearance of the dwelling or the wider street scene.

Dormer eastern elevation

7.6 The proposal includes a dormer on the eastern side roof slope containing three east-facing windows serving a bedroom, stairwell and bathroom. Following discussions with the agent, it has been confirmed that all windows within the side dormer would be obscure glazed and fixed shut below 1.7m above internal floor level in the interests of safeguarding neighbouring privacy.

The proposed side dormer would measure approximately 7.7m in length, approximately 2.7m in depth and 3.4m in height. The dormer would be set approximately 0.2m above the existing eaves and inset 0.3m from both the front and rear roof slopes.
Whilst the dormer is of a scale that could be considered prominent within the side roof slope, the roof design, together with its set-in relationship from the roof edges and eaves, ensures that it remains visually contained within the roof form. Consequently, it is not considered that the proposed dormer would appear unduly dominant or result in material harm to the character and appearance of the host dwelling or the wider street scene.

Patio Area

7.7 The last element of the proposal is for the installation of a patio area; this patio area would consist of blocked paved area to western side of the two storey element. The siting and scale of the patio area is considered to be acceptable.

7.8 On balance the design and appearance of the proposals are deemed appropriate in context to the main building and are 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

7.9 No. 124 Durley Avenue is located to the east of the application site. The proposed two-storey element would not be readily visible from this neighbouring property, as it is situated on the western elevation of the dwelling. The agent has confirmed that the windows within the side-facing dormer will be fitted with obscure glazing to prevent any overlooking and protect the privacy of neighbouring occupants.

Should planning permission be granted, a condition would be imposed requiring these windows to be installed with obscure glazing and retained as such thereafter. It is therefore considered that the proposal would have only a limited impact on the residential amenities of this neighbouring property, and that impact is considered acceptable.

7.10 No. 274 Milton Road lies to the north of the application site. The proposed extension would be positioned approximately 19 metres from the neighbouring property's rear/side-facing elevation. The development would be largely screened by existing mature hedging and shrubbery along the shared rear boundary, which would provide effective natural screening. Furthermore, the proposed rooflights are not considered to result in any greater overlooking or loss of privacy than that which already exists from the first-floor rear window of the dwelling. It is therefore considered that the proposal would have only a limited impact on the residential amenities of this neighbouring property, and that impact is considered acceptable.

7.11 No. 2 Rimington Road is located opposite the application property on the other side of Durley Avenue. The proposed two-storey extension would be approximately 20 metres from the side facing elevation of this neighbouring dwelling. The agent has confirmed that the proposed dormer window within the roof slope of the extension will be fitted with obscure glazing. This measure is considered sufficient to mitigate any potential overlooking of the neighbouring property's rear garden amenity space. Accordingly, it is considered that the proposal would have a limited impact on the residential amenity of No. 2 Rimington Road, and that impact is considered acceptable.

7.12 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).

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/01000 subject to the following conditions:

1 Prior to above ground development the developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance.

Reason: To ensure that the public sewage network is protected during the development in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

2 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.

3 The windows within the proposed eastern dormer of the building shall: -
(i) consist of at least two lights divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times;
ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

4 The window at or above 1st floor level in the dormer to the front southern elevation of the building shall: -
(i) consist of at least two lights divided horizontally with only the top light capable of being opened and shall be maintained in that condition at all times;
ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement – Submitted 11 May 2026
Tree Protection Plan – Submitted 11 May 2026
Tree Constraints Plan – Submitted 11 May 2026
Site Plan – Submitted 04 December 2025
Block Plan – Submitted 04 December 2025
Proposed Plans - Drawing No. 43/2526-2 – Submitted 04 December 2025

Reason: To ensure provision of a satisfactory development.

Informatives:

1. Ecology

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

2 S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

3 Southern Water

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.

4 In accordance with paragraphs 39-51 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 were updated about issues after the initial site visit,
- Your application was acceptable following submission of amended and additional information and plans and no further assistance was required.