

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single-storey front extension (after demolition of existing garage), First Floor Rear Dormer (under permitted development)
LOCATION:	20 Hazleton Way, Waterlooville, PO8 9BS
REFERENCE NO:	APP/26/00341
APPLICANT:	Ms Lesley Cassidy
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	30/06/2026
APPLICATION EXPIRY DATE:	13/07/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a single storey detached dwellinghouse located on the east side of Hazleton Way in a corner plot location. This property has a tiled, pitched roof with painted render to the elevations. The front of the site is formed from lawn and driveway with on site parking provided.

2. Planning History

None relevant

3. Proposal

Proposed single-storey front extension (after demolition of existing garage), First Floor Rear Dormer (under permitted development)

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

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

Kev Parsons

No comment received

David Keast

No comment received

Neil Bowdell

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 representations received: 0

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 comprises a single storey front extension to replace the existing garage. It would have a length of approximately 3.7 metres, a width of 4 metres and a height of 2.3 metres to eaves height and 4 metres to the ridge height. This space would now form an office, served by windows to the front elevation. This extension would also incorporate a rooflight. Proposed materials would match existing. It is noted that the plans are also labelled to show a rear dormer to be built under permitted development. Due to this, no assessment is to be given to this element of the plans under this planning application.
- 7.4 The proposed front extension would not be greatly different from the existing garage in both design and footprint. Materials would be in keeping and the extension is considered to be a subservient addition to the main dwelling, and in keeping with the existing pattern of development within the street scene.
- 7.5 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) Effect on neighbouring properties

- 7.6 To the north of the application site is No. 22 Hazleton Way. As the extension would not be greatly different from the existing garage, no harm to amenity has been identified.
- 7.7 No harm to the amenity of any other properties has been identified.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have a 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

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

(v) Parking

- 7.10 It is noted that the office as proposed could be used as a bedroom and therefore shall be counted as a bedroom in the Havant Parking SPD. As the dormer bedroom does not form part of this proposal it shall not be counted as a proposed bedroom at this time. The 2 parking spaces required for a 3 bedroom property could be accommodated for on site.

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and the street scene 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/26/00341

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>02.01@A3Block Plan</p> <p>03.01@A1 Existing and proposed plans and elevations</p> <p>Location plan uploaded on the 18.05.2026</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

Informatives:

1	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p>
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	<p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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