

Planning Statement

Application: Single Storey Rear Extension and Replacement Detached Garage

Site Address: 9 The Crest, Waterloooville, PO7 5DG

Introduction

This Planning Statement has been prepared in support of a planning application for the construction of a single-storey rear extension at 9 The Crest, Waterloooville.

The proposal has been developed following pre-application advice received from Havant Borough Council (Reference: GEN/26/00479, dated 10 July 2026). Whilst the original pre-application enquiry also included the replacement of a detached garage, that element is no longer included within this planning application as it falls within the permitted development rights of the property. Accordingly, this application relates solely to the proposed single-storey rear extension.

The design of the extension has been amended in response to the comments received during the pre-application process, with particular regard to the architectural treatment of the rear gable.

The Proposal

The application seeks planning permission for the erection of a single-storey rear extension to provide additional family living accommodation.

Following the Council's pre-application advice, the rear gable has been redesigned to mirror the architectural form and proportions of the principal front elevation. This amendment creates a more balanced and cohesive appearance, ensuring the extension reads as a sympathetic addition that complements the existing dwelling.

Design and Character

The proposed extension has been carefully designed to respect the character and appearance of the existing dwelling through the use of matching materials, complementary roof forms and consistent architectural detailing.

The revised rear gable reflects the design of the front elevation, reinforcing the original architectural character of the property and creating a more unified appearance. This amendment directly responds to the observations made during the pre-application process and demonstrates a positive approach to the design development.

The Council's pre-application response concluded that the rear extension would be in keeping with the existing dwelling and may be capable of being supported through a formal planning application. The revised design further strengthens this conclusion by improving the visual relationship between the proposed extension and the host property.

Residential Amenity

The proposal has been designed with careful consideration of the amenities of neighbouring occupiers.

The Council's pre-application advice confirmed that impacts relating to overlooking were likely

to be acceptable, noting that the ground floor glazing would serve the private rear garden or bathroom accommodation, with obscured glazing where appropriate.

The principal concern identified during the pre-application process related to the potential impact of the roof form on the conservatories serving Nos. 8 and 10 The Crest.

In response, the design has been refined through the revision of the rear gable, which now mirrors the front elevation and provides a more coherent architectural composition. Whilst the overall footprint and scale of the extension remain appropriate for the size of the host dwelling, the revised design reduces the visual prominence of the extension and presents a more sympathetic addition to the property.

The extension remains single storey in scale and is considered proportionate to the existing dwelling. It is respectfully submitted that the proposal will not result in unacceptable harm to neighbouring residential amenity in terms of outlook, overbearing impact or overshadowing when considered in the context of the surrounding built form.

Planning Assessment

The proposal represents a modest and sympathetic extension that will enhance the functionality of the dwelling while respecting its architectural character.

The design has evolved in direct response to the Council's pre-application advice, demonstrating the applicant's commitment to achieving a high-quality development. The revised rear gable provides a clear visual link with the principal elevation and reinforces the established design language of the dwelling.

The proposal is considered to accord with the design objectives of the National Planning Policy Framework by promoting high-quality, well-designed development that responds positively to local character while safeguarding the amenities of neighbouring occupiers.

Conclusion

This application seeks planning permission solely for a single-storey rear extension.

The proposal has been amended following constructive pre-application discussions with Havant Borough Council. In particular, the rear gable has been redesigned to mirror the front elevation, resulting in a more sympathetic and cohesive architectural solution.

The extension is considered to respect the character of the existing dwelling and surrounding area, while maintaining an acceptable relationship with neighbouring properties. The proposal therefore represents sustainable, high-quality residential development, and it is respectfully requested that planning permission be granted.