

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed single storey wrap around extension
LOCATION:	9 Wigan Crescent, Havant, PO9 3PN
REFERENCE NO:	APP/26/00293
APPLICANT:	Mr G Stopford
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	24/06/2026 (Agreed extension of time until 17/07/2026)
WARD:	Bedhampton
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two storey semi detached property, located in Bedhampton. The property features a front and rear garden, with parking to the side and front of the dwelling. The property features brickwork and tilework for the external walls and a brown concrete tiled hipped roof. The application site is in an urban and residential area, with the character of the street featuring similar properties in evidence.

2. Planning History

- 2.1 No relevant history.

3. Proposal

- 3.1 Proposed single storey wrap around extension.

Officer comment:

- 3.2 The plans have been amended during the application process, to reduce the width of the extension by approximately 50cm to reduce impacts upon No.11 Wigan Crescent.

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.

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

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Michael Lind	No comments received
Councillor Philippa Gray	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.

Number of neighbour notification letters sent: 5

Number of site notices: 0

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 (BNG)
- (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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension to the side and rear would be appropriate, proportionate and subservient to the plot and the dwelling and would mainly feature a mono pitch and flat roof in keeping with the existing dwelling, and would not be dissimilar to what could be done under permitted development rights.

- 7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, materials would match and this will be conditioned.

- 7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

- 7.6 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) 2011. 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

- 7.7 The proposal is considered to acceptably impact properties to the front and rear of the application site. Regarding No.7 to the east of the application site, there would be 1No window serving a toilet, facing No.7. This would likely be obscure and the side extension only requires planning permission due to being connected to the rear extension to this property, with regards to this this is considered acceptable. The side extension element of the works would feature an approximate maximum ridge height of 3.2 metres, with an approximate separation distance from No.7's side wall of 3.9 metres. Any overshadowing and overbearing impacts are considered as acceptable.

No.11 Wigan Crescent

- 7.8 Fenestration of the proposed extension would not face this property and would instead face No. 7 Wigan Crescent, the public realm or the rear garden of No. 9 Wigan Crescent. In this regard, overlooking concerns in relation to No. 11 Wigan Crescent are considered acceptable.
- 7.9 With regard to overshadowing and overbearing concerns, the proposal has been amended to reduce its width in proximity to No. 11. The proposal would now feature a separation distance of approximately 50cm from the shared boundary between Nos. 9 and 11. The 45-degree angle test, as set out in Figure 5.12 of the Havant Borough Design Guide SPD, has been assessed using the amended plans. Whilst the proposal is considered not to pass the depth test, it would satisfy the height test as demonstrated on the amended elevation plans. Whilst this indicates that the proposal would have some impact upon the occupiers of No. 11, it is considered that greater concern arises where a proposal fails both elements of the test. On balance, whilst the proposal would result in some overshadowing and loss of outlook to No. 11, the impact is not considered so severe as to warrant refusal of the application.
- 7.10 Regarding overbearing impact, the proposal would be single storey in height and would feature a depth of 4 metres. On balance, the rear extension element of the

works is not considered to result in an unacceptable overbearing impact upon No. 11 Wigan Crescent. Therefore, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

- 7.11 Consequently, on balance, it is considered that the proposal would 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.13 The proposal would not increase the number of bedrooms on site and the dwelling would remain a three bedroom property; however it would reduce the potential parking space on site. The application site requires 2 parking spaces to be provided on site to accord with the Havant Parking SPD, this has been shown on the block plan, and the proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

- 8.1 The proposed development is on balance, acceptable in principle, is appropriate in terms of design and its impact on the character of the area and on balance 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 **Approve with Conditions** for application APP/26/00293

Conditions (per attached list)

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:

Drawing Number: 1036 26 2 Rev B: Amended Proposed plans: Uploaded 14/07/2026

Drawing Number: 1036 26 0: Amended Block Plan: Uploaded 14/07/2026

Planning Statement Rev A: Uploaded 21/05/2026

Drawing Number: 1036.26.1: Existing Plans and Elevations: Uploaded 29/04/2026

Location Plan: Uploaded 29/04/2026

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.

Informative:

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:

You sought and were provided with pre-application advice,

You were updated about issues after the initial site visit.