

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Single Storey side extensions to create Orangery home office and garden store, following removal of existing summerhouse and shed.
LOCATION:	4 Deanswood Drive, Waterloooville, PO7 7RR
REFERENCE NO:	APP/26/00316
APPLICANT:	Mr Nick Jurd
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	23/07/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two storey dwellinghouse located in Waterloooville. The application site features parking to the front of the dwelling and a rear garden. The property was being landscaped to the side and rear as of the officers site visit. The property features brickwork and cladding for the external walls and a slate roof. The cladding and slate roof has been implemented under the permission of APP/24/00613. The property is in an urban and residential area, with the character of the street featuring generously sized detached properties, of which some have modernised.

2. Planning History

Relevant recent planning history –

APP/21/00290 - Removal of roof and wall tiles; replace with natural slate roof tiles and natural timber vertical cladding to walls – Approved 06/05/2021

APP/24/00613 - Resubmission of APP/21/00290. Removal of roof and wall tiles, replace with natural slate roof tiles and natural timber vertical cladding to walls, addition of a window to the south elevation - Approved 23/09/2024. (**Officer comment:** As of the officers site visit this appeared to have been implemented on site.)

3. Proposal

- 3.1 Single Storey side extensions to create Orangery home office and garden store, following removal of existing summerhouse and shed.

Officer comment: The plans have been amended during the application process to reduce the width, to feature a pitched roof for the front elevation and to add more detailing to the side extension, due to concerns upon visual amenity regarding the superseded scheme. The existing plans have also been amended as they originally erroneously annotated proposed elevations in lieu of existing elevations.

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

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Peter Wade	No comments received
Councillor Gwen Robinson	No comments received
Councillor Ryan Brent	No comments received
Arboriculturalist/Tree Officer	There are no arboricultural constraints for this development and I raise no objection.

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: 8

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) Arboriculture

(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 The proposal is for side extensions to the existing property, to serve an orangery, store and office. The extensions would feature a maximum width from the original side wall of approximately 7.8 metres. The amended proposal would feature a pitched roof to the front and would be flat to the rear of the proposal. Further detailing has been added to the front elevation to add 1 No window and matching cladding. Whilst the extension (serving the office and store) would be long to the side of the dwelling, and would be reasonably prominent owing to the location in proximity to the highway it would feature matching materials to the main house to the front elevation, helping maintain the vernacular of the application site, and officers consider that the amended proposal has been sensitively designed, with an architectural language clearly echoing the character of the existing property. The overall scale and proportions of the extensions are whilst wide, are not deep in nature and single storey retaining a subservient design to the host dwelling, meeting the design guidance in the Havant Borough Design Guide SPD. On balance a refusal is considered unlikely to withstand an appeal, and approval has been recommended for the application.

7.4 The design and appearance of the proposal is on balance 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

7.5 Properties to the front, rear and south of the application site are considered to be acceptably impacted by the single storey side extensions.

7.6 Regarding No. 1 Treeside Way, the extension would be single storey, and fenestration would face the side and rear garden of No.4 Deanswood Drive which is considered to be acceptable. Regarding overshadowing and overbearing concerns, the closest point of the extensions (on the orangery) would feature an approximate separation distance from No.1 Treeside Way's Curtilage of approximately 1.79 metres with regards to the proposed approximate height of the orangery of 3.06 metres impacts are considered to be limited and acceptable upon this property.

7.7 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Arboriculture

7.9 The Council's Arboriculturist has been consulted during the application process. Regarding this, the Council's Arboriculturist has stated "*There are no arboricultural constraints for this development and I raise no objection*". In consideration of this, the proposal is considered to accord with Policy DM8 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, 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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **Approve with Conditions** for application APP/26/00316

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: SD-T2104-01 Rev G: Amended proposed plans and elevations:
Uploaded 10/07/2026

Drawing Number: SD-T2104-01B: Amended existing plans and elevations: Uploaded
10/07/2026

Email by Derek Lindsay Named: Agent confirmation of slate roof: Uploaded
10/07/2026

Drawing Number: SD-T2623-00D: Amended site and location plan: Uploaded
01/07/2026

Agent statement regarding onsite trees: Uploaded 28/05/2026

Reason: - To ensure provision of a satisfactory development.

3. 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.

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 were updated about issues after the initial site visit.