

DELEGATED OFFICER REPORT

PROPOSAL	Erection of single storey rear extension and raised platform and associated works.
LOCATION:	41 Lovedean Lane, Waterloooville, PO8 8HJ
REFERENCE NO:	APP/26/00356
APPLICANT:	Mr. Steve Kennington
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	01/07/2026
APPLICATION EXPIRY DATE:	17/07/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 This application site comprises of a two storey, detached dwellinghouse located on the south side of Lovedean Lane. This property has a pitched roof with elevations formed from both cladding and brickwork. There is a gravel driveway to the front allowing for on site parking and a private garden to the rear.
- 1.2 Trees surround the site to the south and west. The area is residential in character. The site is not level and the road inclines towards the east.

2. Planning History

None relevant

3. Proposal

Erection of single storey rear extension and raised platform and associated works.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

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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Arboricultural Officer – No Objection

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 11

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) Trees
- (vi) 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 of a single storey rear extension which would have a depth of approximately 5 metres to the western side. There is an existing rear extension which would be replaced and this extension would have the same depth as existing (approximately 7.3 metres from the main rear elevation wall). The extension would have a flat roof with a height of approximately 3.9 metres although it is noted that the site is not level. There would be a raised lantern rooflight sited within the flat roof. Proposed materials include brickwork to match existing.

7.4 On the rear extension there would be a raised deck area with access from a set of bi-fold doors leading out from the living room. The extension would also form a gym room and boot/utility room. An additional window is proposed to the south east elevation and a door as well as an additional windows and replacement door to the north west elevation. The front garage door would be replaced with a window and the garage would be converted into a ground floor bedroom.

7.5 The proposed extension would be relatively generous in terms of the total footprint; however it is noted that there is already a rear extension and the property is set within a large plot whereby it is considered that there is enough space to accommodate the additional footprint. The extension would not be highly visible from the public realm and the design and materials would be in keeping with the main dwelling.

7.6 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

7.7 To the east of the application site is no 39 Lovedean Lane . There is an existing single storey extension at no 41 which has the same depth as proposed as well as a similar height. An additional window is proposed to this side elevation of the existing dwelling. However it is noted that windows can be constructed under permitted development at ground floor level and this window is not considered to result in overlooking issues . A door is also proposed to this side elevation. No harm has been identified to residential amenity by this opening.

7.8 To the south and west of the application site there is screening from trees.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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)

7.11 As this is a householder application this is not liable to BNG requirements.

(v) Trees

7.12 The site is surrounded by trees to the south and to the west. Havant's Arboricultural Officer has been consulted in relation to this proposal, and following the submission of additional information regarding the trees, has no objection to this proposal.

(vi) Parking

7.13 The proposal would result in one additional bedroom, totalling 5 bedrooms. No further parking allocation is required for this number of bedrooms.

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/26/00356

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>PL320 PO3 Proposed elevations</p> <p>PL350 P02 Proposed rear 3D visual</p> <p>PL001 Block and location plan</p> <p>PL350 P02 Proposed front 3D visual</p> <p>PL300 P01 Proposed ground floor</p> <p>PL351 P02 Proposed 3D rear visual</p>

	<p>PL301 P02 Proposed first floor</p> <p>Tree Statement dated 06.07.2026 OK</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> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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