DELEGATED OFFICER REPORT

PROPOSAL	**Side flat roof extension with installation of skylights, loft conversion with first floor roof being extended over garage creating two front hipped dormers and one rear box dormer.**
LOCATION:	6 Avondale Road, Waterlooville, PO7 7ST
REFERENCE NO:	APP/25/00985
APPLICANT:	Mr Tony Castle
APPLICATION TYPE:	Householder planning permission

CONSULTATION EXPIRY DATE: 16/05/2026

APPLICATION EXPIRY DATE: 15/04/2026

WARD: Waterloo

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

This application site comprises a detached bungalow located on the south side of Avondale Road. This property has a pitched roof with an attached pitched roof garage to the side. The elevations are formed from painted render with tile to the roof. The area to the front of the property is hard surfaced to allow for on site vehicular parking. The garden is located to the rear of the property.

2. Planning History

None relevant

3. Proposal

Side flat roof extension with installation of skylights, loft conversion with first floor roof being extended over garage creating two front hipped dormers and one rear box dormer.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Councillor Ryan Brent – no comment received
Councillor Gwen Robinson – no comment received
Councillor Peter Wade- 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

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

Number consulted: 12

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) Highways and parking
(v) Biodiversity Net Gain

(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 the raising of the roof ridge by approximately 70 cms with the pitched roof extended above the existing garage in continuation with the main roof ridge. This would allow for rooms in the roof facilitated by 2 dormers to the front elevation and one dormer to the rear elevation. The two dormers to the front elevation would have a pitched roof design and dimensions of approximately 2.1 metres width with a height of 2 metres to the ridge. A rooflight would also be centrally sited within the main roof. These windows would serve a bedroom and bathroom to the front. To the rear would be a larger, flat roof dormer. This has been reduced in size following the initial submission in order to appear more subservient within the roof slope. This rear dormer would have dimensions of approximately 8.5 metres width by 2.5 metres height . This would feature 3 windows serving the two rear bedrooms and the stairwell. Proposed materials would match existing. The space above the garage would also allow for bedroom 3 and a bathroom. Then bathroom would be served by a side elevation window.

7.4 A single storey side extension is also proposed, and this would be located to the south east side of the property. This would have a flat roof with dimensions of approximately 2.6 metres height, 10 metres length and 3.6 metres width. This space would create a kitchen served by bi-fold doors to the front and to the rear would be a store building with a rear door leading to the rear garden. The front kitchen would now become a bedroom.

7.5 The proposed alterations are considered to be acceptable additions to the existing dwellinghouse. The front dormers which would be visible from the public highway are deemed to be subservient additions to the roof and are in keeping with the dormer guidance in Havant's Design Guide SPD. The rear dormer has been reduced in size and , whilst considered to be a generous addition to the rear roof slope, is not considered to be out of keeping when judged within the context of the immediate area whereby no 8 immediately adjacent to the site also features a large ,large, rear dormer. The rear of the site is not considered to be highly visible from the public realm. The raising of the roof would be minimal and the extension of the roof over the garage is not considered to be a harmful addition to the dwelling visually. The side extension would be set back from the front elevation, reducing its visual impact in the streetscene. Materials would match existing, allowing for the extensions to remain in keeping with the existing property.

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.

(ii) Effect on neighbouring properties

7.7 To the east/south east of the application site is no 8 Avondale Road. The side extension would be located to this side immediately adjacent to the shared side boundary and the roof would also be raised to this side. No 8 is, however set away from this boundary by approximately 7.5 metres and this distance is considered to offset any potential impact to amenity. A roof light window is also proposed to the rear roof slope however this would be sited 1.7 metres above finished floor level. The first floor, side elevation window would be obscure glazed.

7.8 To the west of the application site is no 4 Avondale Road. A new gable wall would be created this side with the roof above the garage so there would be some increase in building bulk to this side. Approximately 5.5 metres separation distance would remain between these two properties and it is noted there is one small window on the side elevation of no 4. Given the distance between the properties and the presence of the existing garage, together with the fact that the additional built form would be at first floor level, it is considered that the proposal would not have a significant impact on the amenity of no 4.

7.9 There is a large separation distance between the proposal site and properties to the rear whereby this would mitigate against any overlooking issues.

(iv) Highways and parking

7.10 The proposal would result in an increase in bedrooms which would require 3 parking spaces on site. It is noted that these could be provided on the front driveway and internal garage space. This would therefore meet the Havant Parking SPD requirements.

(v) Biodiversity Net Gain

7.11 This householder application is exempt from Biodiversity Net Gain requirements.

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/25/00985

Conditions:

1	The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted. **Reason:** To comply with 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 no 310 REV C Proposed elevations Application form- materials uploaded on the 28.11.2025 Drawing no 510 REV B Area plan Drawing no 210 REV B Amended floor plans Drawing no 220 REV B Amended roof plan and sections Drawing no 120 REV B Block plan Drawing no 100 REV A Location plan **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.
4	Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

	Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

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.