

DELEGATED OFFICER REPORT

PROPOSAL	(Amended Description) Proposals include: Single storey rear extension and additional changes to external materials (part retrospective).
LOCATION:	130 London Road, Widley, Waterloooville, PO7 5EW.
REFERENCE NO:	APP/26/00266
APPLICANT:	Mr & Mrs Farr.
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	29/06/2026 (Re-Notify Neighbours)
APPLICATION EXPIRY DATE:	15/06/2026 (EOT Agreed 24/07/2026)
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a large, detached bungalow, with a detached garage located on the east side of London Road. The dwelling is constructed in painted render/pebble-dash, featuring protruding corner bay windows and corner mouldings and a gabled brown tile roof, with a southern side dormer structure. The property benefits from a large front garden area comprising of a large gravelled area, which allows for generous car parking spaces. The rear garden is of a long rectangular shape with a significant depth, mainly laid to lawn with timber structures and a patio area closer to the main residence. The site has been subject to 2 applications, which were either conditionally approved or prior approval not being required, none of which have been constructed.
- 1.2 The boundary treatment consists of an approximately 2m high timber fencing around the whole of the side and rear boundaries of the rear garden. At the front garden, the boundary adjacent to the road is approximately 1m in height, raising to 1.6m on northern shared boundary and the southern shared boundary has a yellow brick wall of approximately 1.4m high. The surrounding area is mainly residential in character and comprises properties of different design, size, height and appearance along the London Road, but generally located on large garden plots. Across the London Road to the west contains only fields and mature trees/thickets, there is no residential development at this point.

2. **Planning History**

APP/24/00520 – Following the demolition of the existing garage, erection of a single storey rear and side extension and raised rear deck area, Conditional Approval - 15/10/2024. (Not constructed).

APP/20/00943 - Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 4 metres, PANR - 23/11/2020. (Not constructed).

3. **Proposal**

Construction of a single storey rear extension and additional changes to external materials. This description and proposal have been amended, due to the removal of a front positioned detached double garage and the inclusion and alteration of external materials on the existing bungalow, which are part retrospective.

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 Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 - High Quality Design
DM8 - Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014
AL1 - Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Southern Gas Network

They comment are as follows:

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer comment: *The information submitted by SGN will be attached to the permission, in the Informative section, for Agent/Applicant's advice and information.*

Councillor Caren Diamond

No comments received.

Councillor Antonia Harrison

No comments received.

Councillor Paul Tansom

No comments received.

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
Object to the proposal on the grounds of visual and amenity impact of the proposed garage. They also back this up with the refusal then appeal dismissal for a front positioned garage at No.126 London Rd.	Due to policy and location concerns, the Agent/Applicant agreed to remove the front garage development from the proposal. Hence the amendment of the description and neighbour Re-notification. No other objections have been received since the re-notification.

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) Ecology
- (vi) Gas Pipeline Protection

(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 existing detached chalet bungalow is of a period design of the 1930's, but much modernised and is constructed in painted render/pebble-dash, featuring protruding bay windows and a gabled brown tile pitched roof and side dormer structure, with white and grey uPVC fenestrations. Part of the host dwelling's exterior has also been already changed to burnt timber cladding (black finish) on the gable ends, front entrance area and the side box dormer structure. The site also contains a long single width flat roofed garage on the southern boundary, located just behind the existing dwelling on site. The garage part of the proposal was to be positioned at the front of the site, adjacent to the main road. However, due to concerns of position, policy and the design guide conflict, it was agreed to remove this feature of the proposal, and also to change the development proposal description.
- 7.4 The rear part of the proposal would be for the construction of a single storey rear extension. This structure would measure approximately 4m in depth, by 8.3m in width, to a maximum height of 3.4m. The roof would be of a flat roof design, with three rooflights, and will be covered under a felt or membrane type covering. The extension would extend across the whole of the rear elevation and would allow for a new kitchen area and dining room. The proposal also includes a part remodelling of the interior of the dwelling, allowing for a new pantry and en-suite area. Patio doors and a window would be inserted into the rear eastern elevation and one window on the southern side elevation would be blocked up. Furthermore, the aspect of the proposed extension would not be readily visible on the streetscene, due to the rear garden position and the 2m high timber fencing on the boundary with neighbouring properties. The rear garden is very deep, being over 62m to the eastern boundary. Due to this there are no significant views of the site or proposal from the residential road of Elstead Gardens. The proposal would be minor in scale and set away from the southern neighbour at No.128. It would be close to the boundary with the northern neighbour at No.132 but there is a long-pitched roof garage on this neighbour's property, which would block most views of the proposed rear extension from the north. This would be similar to other existing rear extensions on some of the nearby neighbouring properties and considered acceptable in visual terms within the existing streetscene. In the light of this, officers are of the opinion that the proposal would remain subservient to No.130 London Road and would not result in an excessive depth to the house or be sufficiently impacting on the host dwelling to warrant refusal and consider it an acceptable addition.
- 7.5 Also, the proposed extension would be finished in black 'burnt' vertical cladding on the walls, matching the existing timber cladding used on the property, with white aluminium doors and white uPVC window. Although, the use of black finished 'burnt' timber cladding (existing) is a change from the previous red/brown tile hangings and timber detailing/painted render, however, this development gives a more 'modern' look to the host dwelling, which is located amongst many different designed properties, with various types of exterior finishes/colours and is considered not to be incongruous with these neighbouring properties, nor does it have a detrimental effect on the character of the existing streetscene.
- 7.6 Therefore, the proposed design and appearance of the proposal and cladding is deemed appropriate in context to the main building and nearby neighbouring dwellings 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 The proposal would be located closer to the shared boundary with the northern neighbouring property at No.132. The proposal would be 4m in depth and is considered to conform with policy, as it would not significantly be overbearing in nature and have no significant impact on the amount of daylight received in No.132's side/rear windows. This is due to the long-pitched garage located in the neighbour's property, between the proposal and the No.132's side elevation and with no windows planned for the side elevations. However, there would be patio doors and a window located in the eastern rear elevation of the extension. The proposed fenestrations would only allow direct views of the site's rear garden and would not directly overlook the rear garden of this neighbouring property, due to 2m timber boundary fencing and garage on the boundary. Therefore, it is unlikely to result in any harmful degree of overlooking or loss of privacy to No.132.
- 7.8 The proposed extension would protrude further to the rear eastern area, than the rear elevation the neighbouring dwelling at No.128 to the south. However, the proposal would be set away from this boundary (which contains a side elevation of No.128 dwelling) and a gravelled driveway by approximately 4m. Also, that it would not directly overlook the rear garden of this neighbouring property, with no side windows proposed in the extension and a garage structure located in between, it is unlikely to result in any harmful degree of overlooking or loss of privacy to No.128. Furthermore, due to the modest size, height and flat roofed design of the rear part of the proposal, it would lessen any perception of the development being overbearing to No.128 and consider it an acceptable addition.
- 7.7 The proposal would be located at a distance from other neighbouring properties, and with only other neighbours are located directly to the eastern rear garden of the site on the rear gardens of Nos.13-15 Elstead Gardens. However, due to the length of garden on site (over 62.m) and the 2m high boundary fencing to rear gardens, there would be no significant visual impact or overlooking issues to these residential neighbours. No other neighbouring property would be affected by this proposal. It is noted that only one letter of objection was received, but this was regarding the proposed front positioned garage, which has since been removed from the proposal. No further letters of objection were received with respect to the scheme after re-notification.
- 7.8 Consequently, it is considered that the amended proposal will not appear overbearing or lead to a significant 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).

(v) Biodiversity Net Gain (BNG)

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

(v) Ecology

- 7.10 The application site has been noted to be within 100m of Notable and Protected Species – Hazel Dormouse, Wet Woodland, Coastal and Flood Plain, Grazing Marsh – Watercourse and London Road Fen, however, the works would primarily be at single storey level, and within an established domestic garden/site. In light of this, officers consider that unacceptable impacts to protected species and wetlands are considered unlikely, and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(vi) Gas Pipeline Protection

- 7.11 Southern Gas commented on this application, they state that there is a gas pipeline running close to this site at the front (in pavement) and that this should be protected during construction on the site. It was considered that this consultee's comment and information, should be added to the decision notice as an informative, given advice for the Agent/Applicant on protection of the pipeline during construction of the proposed rear extension. In the light of the above, it is considered there are no gas network objection.

8 Conclusions

- 8.1 The amended proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, on protected species, no amenity impacts to the streetscene and no impact to gas pipe-line assets. The proposal would therefore meet the requirements of Policies CS16, DM8 and AL1 and is recommended for approval.

9. **RECOMMENDATION:**

That the **INTERIM HEAD OF PLANNING** be authorised to **GRANT PERMISSION** for application APP/26/00266 subject to the following conditions

Conditions:

- 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:

Location and Block Plan PL.979.26.01 A
Proposed Elevations Plan PL.979.26.03
Proposed Floor Plans PL.979.26.02 B

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, to those details stated in the submitted plan: Proposed Elevations Plan, drawing No. PL.979.26.03 and indicated on the submitted Planning Application Form, 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.

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:

- Your application was acceptable as submitted and no further assistance was required.

- 2 The Applicant/Agent should note that in consultation with Southern Gas Network, they commented with advice on nearby gas pipeline, with a submitted location map. This advice is as follows:

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This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

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It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.