DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00349

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Demolition of single storey extension and conservatory and construction of single storey rear extension.

SITE ADDRESS: 21 Shillinglee, Waterlooville, PO7 5RW

AGENT DETAILS: Mr Bramble-Stewart
APPLICANT DETAILS: Ms Bishop

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 05 August 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

21 Shillinglee, Waterlooville, is a detached bungalow constructed with a reddish/brown brick with brown clay tile hanging to the front gable end. The roof is pitched with hung tiles. The property benefits from a single storey rear extension; a detached garage to the eastern side rear elevation. The frontage of the property is hardsurfaced for the parking of vehicles off road. The rear garden area is laid to lawn with 1.8m high close boarded fencing to the rear and rear side boundaries.

2 Planning History

23857 – Extension and conservatory – Permit 20 August 1973

92/57057 – Replacement garage to rear – Permit 28 May 1992

3 Proposal

Demolition of single storey extension and conservatory and construction of single storey rear extension.

4 Policy Considerations

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Required

6 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Objection

Objection Summary:

Concerns regarding overlooking and loss of privacy
Officer comment – See section 7 of report.

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)

(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 comprises the demolition of the existing rear extension and conservatory and the construction of a single-storey rear extension with a continuation of the existing pitched roof with a gable end to the rear. The proposed extension would project approximately 3.9m beyond the rear elevation of the dwelling, with an eaves height of 2.7m and a maximum ridge height of approximately 5.3m. The external materials would consist of facing brickwork to match the existing dwelling. Whilst the extension would be partially visible from the Shillinglee street scene, owing to its scale, design and use of matching materials, it is considered that the development would not result in any adverse impact on the visual character or appearance of the street scene or the wider area.

7.4 A window is proposed within the western side elevation of the existing dwelling to serve a bedroom. It is noted that this window could be installed without the requirement of planning permission as it is permitted development.

7.5 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

7.6 The proposed extension would maintain a separation distance of approximately 2.3m from the shared boundary with the neighbouring property to the east (No.23 Shillinglee) and approximately 3.3m distance from the neighbouring side elevation. Two windows are proposed within the eastern side elevation. One window would serve a WC and would be fitted with obscure glazing, thereby preventing overlooking. The second window would face the blank side elevation of No. 23 and the existing 1.8m-high boundary fence. In view of the proposed relationship between the properties, it is considered that the development would not result in any significant loss of privacy or other adverse impact on the amenity of the neighbouring occupiers. Accordingly, the impact is considered to be limited and acceptable.

7.7 The proposed extension would maintain a separation distance of approximately 5.3m from the shared boundary with the neighbouring property to the west (No. 19 Shillinglee) and an approximate 3m distance from the neighbouring side elevation. There are no windows proposed within this side facing elevation of the extension. In view of the proposed relationship between the properties, it is considered that the proposed extension would not result in any significant loss of privacy or other adverse impact on the amenity of the neighbouring occupiers. Accordingly, the impact is considered to be limited and acceptable.

7.8 A concern has been raised regarding the installation of a window within the western elevation of the existing dwelling, due to the potential for overlooking and loss of privacy. However, it is noted that the insertion of such a window could be undertaken under permitted development rights and would not, therefore, constitute a reasonable or sustainable reason for refusing the application. It is also noted many of the properties along Shillinglee have clear glazing facing windows within their side elevations.

7.9 There is an approximate 27.8m distance from the proposed extension to the rear boundary with a further distance of approximately 38m to the rear facing elevations of the neighbouring properties to the rear. These neighbouring properties would also be screened by the boundary treatment of 1.8m high close boarded wooden fencing. It is therefore considered any impact upon these neighbouring properties would be minimal and acceptable.

7.10 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).

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusion

8.1 The proposed development is acceptable in principle, is 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 **GRANT PERMISSION** for application APP/26/00349 subject to the following conditions

Condition 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.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan – Drawing No. 10C – Submitted 19 May 2026
Parking Plan – Drawing No. 7C – Submitted 19 May 2026
Block Plan – Drawing No. 8C – Submitted 19 May 2026
Site Location – Drawing No. 9C – Submitted 19 May 2026
Proposed Floor and Roof Plan – Drawing No. 04D – Submitted 01 July 2026
Proposed Ground Floor Plan – Drawing No. 05D – Submitted 01 July 2026
Proposed Elevations – Drawing No. 06D – Submitted 01 July 2026

Reason: To ensure provision of a satisfactory development.

Condition 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:

In accordance with paragraphs 39-51 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 following submission of amended plans, and no further assistance was required.