

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00371

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey rear extension

SITE ADDRESS: 33 Hillmead Gardens, Havant, PO9 3NN

AGENT DETAILS: Mr Davison

APPLICANT DETAILS: Mr & Mrs Brian & Jeanette Kavanagh

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 10 August 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

33 Hillmead Gardens, Havant, is a two-storey semi-detached property constructed of red/brown brick beneath a hung tiled roof. The rear garden is currently laid to grass and is enclosed by close-boarded timber fencing along the rear and side boundaries, measuring approximately 1.8m in height. The frontage of the property is currently used for off-road parking.

2 Planning History

None relevant

3 Proposal

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

Environment Agency:

No comments received.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 a single-storey flat-roof rear extension incorporating a centrally positioned roof lantern. The extension is proposed as a replacement for a former conservatory that was removed following fire damage. The proposed extension would project approximately 3.0m from the south-eastern rear elevation of the dwelling, span a width of 5.993m, and attach to the side elevation of the existing garage/utility room. The maximum height of the extension would be 3.75m. External materials are proposed to match the existing dwelling, comprising brickwork of a similar appearance and finish.

7.4 Due to its position at the rear of the property, the extension would not be visible from the public realm. As such, it is not considered that the proposal would result in harm to the character or appearance of the host dwelling or the surrounding street scene. The scale, design and materials are considered appropriate and proportionate to the existing property.

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 No. 34 Hillmead Gardens lies adjacent to the western boundary of the application site. The proposed extension would be largely screened from this neighbouring property by the existing garage/utility room and would be positioned approximately 6.8 metres from the side elevation of No. 34. Given this separation distance and the intervening built form, it is considered that the development would not appear overbearing, nor would it result in any unacceptable loss of light, outlook, or privacy to the occupiers of the neighbouring property. Any impacts arising from the proposal are therefore considered to be minimal and acceptable.
- 7.7 No. 32 Hillmead Gardens is the adjoining property to the east of the application site. This neighbouring property already benefits from a single-storey rear extension. The proposed extension would project approximately 0.6m beyond the rear elevation of the neighbouring extension. However, it is not considered that the proposed extension would result in a greater impact on this neighbouring property than the conservatory that was previously removed. As such, any impacts arising from the proposed development are considered to be minimal and acceptable.
- 7.8 There are no residential properties located directly to the rear of the application site. The area immediately beyond the rear boundary comprises a pedestrian footpath and amenity space serving Portsdown View. As such, this area would not be adversely affected by the proposed development, and no impact on residential amenity would arise in this respect.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.9 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.
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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00371

- 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 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.

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

Existing & Proposed Plans with Location & Block Plan – Drawing No. 20.370.100 – Submitted 16 June 2026.

Reason: To ensure provision of a satisfactory development.

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:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.