

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00365

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Demolish existing garage and provide two storey side extension.

SITE ADDRESS: 35 Meadway, Waterloo, PO7 7QJ

AGENT DETAILS: Mr Page

APPLICANT DETAILS: Mr Page

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 13 August 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

35 Meadway, Waterloo, is a semi-detached, two-storey dwelling. The property is constructed of red/brown brick with cream/yellow rendered finishes to the first-floor elevations. It benefits from a single-storey rear extension and an integral garage located on the eastern side elevation. The front of the property is block paved, providing off-street parking for vehicles. The rear garden is predominantly laid to lawn and includes a patio area and planting areas. A garden shed is sited adjacent to the rear boundary. Boundary treatments along the rear and side boundaries comprise approximately 1.8-metre-high close-boarded timber fencing.

2 Planning History

27391/1 – Rear extension – 19/09/1978

3 Proposal

Demolish existing garage and provide two storey side 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)
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: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

Development Site is not within Southern Water's Water Supply Area

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water, who are the relevant statutory undertaker.

Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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: 8

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)
- (v) 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 The proposed development would involve a two storey side extension following the removal of the existing garage. It would be used as a garage and utility room on the ground floor and a master bedroom, en-suite and dressing room area on the first floor. The proposed two storey extension would have a width of approximately 3.55 metres, a depth of approximately 7.85 metres with a gabled roof having a maximum height of approximately 7.8 metres the same as the existing roof height. A canopy porch roof is proposed to the existing front entrance.
- 7.4 The proposed extension would comprise rendered finishes at ground-floor level, with horizontal composite boarding cladding to the first-floor elevations and concrete roof tiles to match the existing dwelling. The proposed render would be light grey, while the horizontal composite cladding boards would be finished in mist grey/light green. These materials would match those used on the adjoining neighbouring property at No. 33 Meadway. As such, the proposal is considered to be in keeping with the appearance of the host dwelling and would preserve the visual character and appearance of the surrounding street scene.
- 7.5 The proposal would be visible from the street scene. Although the proposed two storey extension is modest it is not considered to appear out of keeping with the character of the area and deemed appropriate within the amenity space of the property following the removal of the existing garage. It is noted that other properties within Meadway have carried out similar two storey side development. Therefore, it is considered to be appropriate within the area.
- 7.6 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 front of the proposed side extension there would be a first floor window serving the master bedroom. This would face out onto the public highway and as a result is not considered to cause any form of harmful overlooking.
- 7.8 The proposed two-storey extension would be located approximately 1 metres from the shared boundary and approximately 5.5 metres from the side-facing elevation of the neighbouring property to the east, No. 37 Meadway. No windows are proposed within the side elevation of the extension. Two windows are proposed at first-floor level within the rear elevation, serving a bathroom and dressing room. These windows are not considered to result in any greater level of overlooking than that which currently exists from the existing first-floor rear windows. Consequently, it is considered that the proposed extension would not appear overbearing, nor would it result in an unacceptable loss of light, outlook or privacy. Accordingly, the development would have a limited and acceptable impact on the residential amenities of No. 37 Meadway.
- 7.9 Due to the orientation of the proposed side extension to the eastern elevation it is not considered to have a harmful impact upon the adjoining neighbouring property to the west No. 33 Meadway with any impact considered minimal and acceptable.

- 7.10 The proposed two storey extension would have a distance of approximately 18.5 metres to the rear boundary with a distance of approximately 34 metres to the rear facing elevation of the neighbouring property to the north No. 38 Burnside. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.11 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)

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

(v) Parking

- 7.13 The proposed development would result in the property containing four bedrooms and, therefore, a minimum of three on-site parking spaces are required in accordance with the Havant Borough Parking Standards SPD. The proposed garage does not meet the minimum internal dimensions required for a parking space and, as such, cannot be counted towards the parking provision. However, the submitted Location/Block Plan demonstrates that three off-street parking spaces can be accommodated within the frontage of the site. The proposal therefore complies with the requirements of the Havant Borough Parking Standards SPD.

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/26/00365 subject to the following 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 & Block Plan with parking – Drawing No. 26302 PL303A – Submitted 22 June 2026
Proposed Ground Floor Plan – Drawing No. 26302 PL300 – Submitted 27 May

2026

Proposed First Floor Plan – Drawing No. 26302 PL301 – Submitted 27 May 2026

Proposed Elevations – Drawing No. 26302 PL302 – Submitted 27 May 2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The development shall not be brought into use until a minimum of 3No parking spaces have been provided to the frontage within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

Informative 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 following receipt of additional information, and no further assistance was required.

Informative 2

Southern Water

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