

DELEGATED OFFICER REPORT

PROPOSAL	Two storey and single storey rear extension, new front porch and loft conversion including rear dormer.
LOCATION:	5 Vancouver Avenue, Waterloooville, PO7 5BF.
REFERENCE NO:	APP/26/00275
APPLICANT:	Mr Mohammad Imran.
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/06/2026
APPLICATION EXPIRY DATE:	06/07/2026 (EOT Agreed 15/08/2026)
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a two-storey, link-detached dwellinghouse (only attached to the semi-detached western neighbour No.3 Vancouver Avenue, by the double garage), which is located along the west side of Vancouver Avenue, on the corner plot where Vancouver Avenue meets Stakes Road. The property is over 10 years old, with a pitched roof, a two-storey porch projection to the front and a small conservatory to the rear. This is constructed of yellow/orange facing brickwork, with dog-tooth detailing/mouldings, with white finished uPVC double glazed windows and doors, under a light brown concrete interlocking tiled pitched roof. The property benefits from an open planned planted front garden area comprising of a large, tarmacked driveway and double garage, which allows for car parking spaces for at least 4 cars. This is set back behind mature-planted hedgerow and trees from Stakes Road. The rear garden is of a long rectangular shape with a significant width, mainly laid to lawn with a patio area closer to the main residence.
- 1.2 The boundary treatment consists of an approximately 1.8m high brick walling on the eastern boundary and timber fencing around the rear and western side boundaries of the rear garden. The surrounding area is mainly residential in character and comprises properties of different design, size, height and appearance along the Stakes Road, but generally located on mature-planted garden plots. Vancouver Avenue is modern in design and is of one period from about 10+ years ago. This contains flats, semi-detached and detached properties with smaller planted gardens. To the north of Vancouver Avenue which leads to Athens Way, there is a field for amenity purposes, this is surrounded by mature trees.

2. Planning History

APP/12/00205 - Construction of 76No. dwellings consisting of 3 No. 2 bed, 38 No. 3 bed, 23 No. 4 bed houses and 12 No. 2 bed flats with associated parking, landscaping including open space and play area, and pumping station. New vehicular access to

Stakes Road and new pedestrian access to Stakes Hill Road, Conditional Approval 03/08/2012 (PD Rights removed).

3. Proposal

Construction of a two-storey and single storey rear extension, with a new front porch and loft conversion, which includes a rear dormer on the existing roof slope.

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
DM13 - Car and Cycle Parking on Residential Development

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

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: 8

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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 provision

(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 link-detached two-storey dwellinghouse (only attached to the semi-detached western neighbour's garage at No.3 Vancouver Avenue, by the double garage on site), which is located along the west side of Vancouver Avenue, on the corner plot where Vancouver Avenue meets Stakes Road. The property is over 10 years old, with a pitched roof, a two-storey porch projection to the front and a small conservatory to the rear. The host dwelling is constructed of yellow/orange facing brickwork, with dog-tooth detailing/mouldings, with white finished uPVC double glazed windows and doors, under a light brown concrete interlocking tiled pitched roof. The site also contains a double pitched roofed garage on the western elevation of the existing dwelling on site.

7.4 The proposal includes the building of a new small enclosed pitched roof porch to the front southern elevation, removal of an existing conservatory and construction of a two-storey and single storey extension to the rear northern elevation, and conversion of the existing loft space, which includes inserting a box dormer into the existing northern roof slope. The 2-storey proposal would measure approximately 2.4m in depth, by 4.1m in width, to a maximum height to ridge of 6.7m and eaves height of 5m. This would have a pitched roof, with 2 windows at 1st floor level and a set of glazed patio doors at ground floor level. The single-storey part of the proposal would measure approximately 2.4m in depth, by 6.3m in length, to a height of 3.2m. This structure would be flat roofed with a felt or membrane type covering, with parapet walls and a central low level roof lantern and has three sets of glazed bi-fold doors in the rear elevation. This would be set in between the 2-storey extension and the existing double garage side elevation. Furthermore, the existing loft space would be converted into residential rooms, which includes inserting a box dormer into the existing northern roof slope. The dormer would

measure approximately 8m in length by 3.3m in depth. The extensions would allow for a new kitchen area and dining room and part remodelling of the ground floor, with an enlarged bedroom on the 1st floor, plus 2 new bedrooms, staircase and an en-suite facility, for both bedrooms.

- 7.5 Also, the proposed extensions would be finished in yellow/orange facing brickwork, with white finished uPVC double glazed windows and doors, under a light brown concrete interlocking tiled pitched roof, with plain tile hanging on the proposed box dormer. This would match or be similar to the materials used on the existing host dwelling. This dwelling is located amongst many different designed properties, with various types of exterior finishes/colours of brick work 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 Furthermore, the aspect of the proposed extensions would not be readily visible to the front from the Stakes Road except for the minor porch extension. The proposal would however be visible from Vancouver Avenue in side and rear profile, due to most of the proposal being positioned at the northern rear of the host dwelling. With the 1.8m high brick walling, timber fencing and dense hedging on the boundaries, the visual impact of the proposal would however be softened. Also, the neighbouring property to the west at No.3 Vancouver Avenue and the block of flats to the north of the site, are both of a larger design and height than the host dwelling together with the proposal. Further to this, the proposals would be of a larger size than previously existed on site, they are however, mostly located on the rear elevation, still considered to be reasonable in size and design, using matching or similar materials, as to not overwhelm the host. This would be considered acceptable in visual terms within the existing streetscene and neighbouring dwellings. Sufficient amenity space/garden would remain on the site. In the light of this, officers are of the opinion that the proposal would remain subservient to No.5 Vancouver Avenue 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.
- 7.7 Therefore, the proposed design and appearance of the proposal 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

- 7.8 The closest neighbour to the host dwelling would be No.3 Vancouver Avenue, which is a semi-detached house (linked via the garages) to the west of the site. The rear single storey part of the proposal would be located between the side wall of the existing garage and the 2-storey extension, the bi-fold and patio doors would only allow views directly down the existing garden, which would not have any considered visual or amenity impacts to this neighbour, due to being located besides the existing garaging and not protruding further to the north beyond the garages rear elevation. The 2-storey part of the proposal would be over 12m away from the western side boundary of No.3, with no windows proposed on the western side elevation, this 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.1 rear windows and there would be no loss of privacy in their rear garden. However, there would be a box dormer inserted into the rear northern roof slope, at 2nd floor level, with three windows facing northwards. The proposed fenestration would only allow direct views of the site's rear garden and would not directly overlook the rear garden of this neighbouring property. The central window would be for an en-suite facility and would be conditioned for obscure glazing and fixed

shut below 1.7m above finished floor level, due to the neighbouring block of flats window at this level to the north.

- 7.9 There is a residential block of flats, located to the north of No.5, is 3 storeys in height but has only one clear window at 2nd floor height. As the proposed ensuite window would be at this level and would look towards this flat's window, the en-suite window would be conditioned for obscure glazing and fixed shut below 1.7m above finished floor level. This would reduce any perceived overlooking or loss of privacy to this northern neighbour. The loft conversion and bedroom's windows at this 2nd floor level would be unlikely to give significant amenity impact to this northern neighbour, as these would not be principal rooms in this house and therefore, it is unlikely to result in any harmful degree of overlooking or loss of privacy to No.1 to warrant refusal. Furthermore, the proposals would be over 14m to the side elevation of the flats, with the proposed fenestration windows mostly looking over the rear garden and boundaries of the site and over the flat's access road, which will lessen any impacts of the development being overbearing to these residential flats and consider the proposal an acceptable addition.
- 7.10 The proposal would be located at a distance from other neighbouring properties, including the semi-detached house No.1 to the west of No.3 and with only other neighbours are located directly to the eastern side garden/boundary wall of the site, to No.s 2 and 4 Vancouver Avenue. However, due to the distance of over 14m from the proposal, over the residential estate's access road (Vancouver Avenue) and the 1.8m high boundary walling to the frontages of these neighbouring properties, it is considered that there would be no significant visual impact or overlooking issues. No other neighbouring property would be affected by this proposal. It is noted no letters of objection were received with respect to the scheme.
- 7.11 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)

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

(v) Parking provision

- 7.13 The proposal would increase the number of bedrooms at the site from three to five but would not increase the number of parking spaces available on site. The Parking Standards SPD sets a parking requirement for a 4 + bedroom house to have 3 on-site spaces. The submitted plans shows that there are 2 external spaces available on the driveway and 2 spaces within the double garage. This would be in excess of what is required by the Parking SPD and on this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site. Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD (2016) for a five-bedroom house and is in accordance with Policy DM13.

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, no amenity

impacts to the streetscene or impacts from parking. The proposal would therefore meet the requirements of Policies CS16, DM13 and AL1 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00275 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:

Site and Location Plan SD-2564-00 A
Location Plan with Parking Plan SD-2564-00 B
Proposed Floor & Elevations Plan SD-2564-02 C

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 extensions hereby permitted the window serving the en-suite, at second floor level, in the roof dormer on the rear northern elevation, shall be fitted with, to a height of no less than 1.7m above finished floor level, 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:

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