DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00464.

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Proposed Single Storey Rear Extension and Raised Patio

SITE ADDRESS: 39 Hazleton Way, Waterlooville, PO8 9BP

AGENT DETAILS: Thorns-Young Architects
APPLICANT DETAILS: Mr Heaton

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 18 August 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

39 Hazleton Way, Waterlooville, is a detached bungalow link attached by garage to the neighbouring property to the south west. The property is constructed with red/brown brick with a clay hung tiled roof. The property is set back from the highway with a hardstanding leading to the garage and the rest of the frontage laid to lawn. The property benefits from a large rear laid to lawn garden which slopes away from the property. The boundary treatment consists of 2m close boarded wooden fencing to the rear and rear side elevations. The front boundary has a dwarf brick wall with hedging behind and a 1m close boarded fence to the north front side boundary.

2 Planning History

None relevant

3 Proposal

Proposed Single Storey Rear Extension and Raised Patio

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

Council's Ecologist

I am content that this proposal would not result in ecological impacts. No further information is required.

Portsmouth Water
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: 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)

(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 rear extension and an associated raised platform area. The proposed extension would have a depth of approximately 4.95m and a width of approximately 9.3m, spanning the full width of the rear elevation of the bungalow. It would incorporate a flat roof design with two rooflights and would have a maximum height of approximately 3.4m. The height is increased due to the ground level sloping down towards the rear of the site.

7.4 A raised platform area would be attached to the rear of the extension, measuring approximately 3m in depth and extending across the full width of the extension and up to the north eastern boundary with a width of 10.5m. Steps would provide access from the platform to the rear garden as well as to the northern side elevation to allow access from the front. The platform would have a maximum height of approximately 0.75m above ground level.
To safeguard neighbouring amenity, obscure-glazed privacy screens, measuring 1.8m in height from the platform level, would be installed along the side elevations of the raised platform.

7.5 Due to its location at the rear of the dwelling, the proposed development would not be readily visible from the street scene. The external materials proposed include brickwork to match that of the existing dwelling, ensuring a sympathetic appearance. As such, the proposal is not considered to result in any harmful impact on the visual character or appearance of the street scene or the host dwelling.

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 north-east of the site lies the neighbouring property, No. 41 Hazleton Way. An existing side extension is located along the shared boundary and extends slightly more than 0.5 metres beyond the depth of the proposed extension. No windows or doors are proposed within the side-facing elevation of the proposed development. The raised platform would extend approximately 2 metres beyond the rear of the existing extension at No. 41. To safeguard neighbouring amenity and prevent overlooking, an obscure-glazed privacy screen measuring 1.8 metres in height from the platform level would be installed along the side of the raised platform facing No. 41. Therefore, it is considered that the proposed extension and raised platform would have a limited and acceptable impact on the amenities of the occupiers of No. 41 Hazleton Way.

7.8 To the south of the site lies the neighbouring property, No. 37 Hazleton Way. The property benefits from an existing single-storey conservatory extension. The proposed extension would extend approximately 1.5 metres deeper than the neighbouring conservatory; however, it would be set 2.4 metres from the shared boundary and approximately 4.5 metres from the rear elevation of No. 37. No windows or doors are proposed within the side elevation of the development facing this neighbouring property. Furthermore, to safeguard neighbouring amenity and prevent overlooking from the raised platform, a 1.8-metre-high obscure-glazed privacy screen, measured from platform level, would be installed along the side facing No. 37. Consequently, it is considered that the proposed extension and raised platform would have a limited and acceptable impact on the living conditions of the occupiers of No. 37 Hazleton Way.

7.9 The proposal would have an approximately 24 metre distance to the rear boundary and a distance of approximately 52 metres to the rear facing elevation of the neighbouring properties to the rear (Nos. 12 & 14 Cotwell Avenue). It is therefore considered the proposed extension and raised platform would have a minimal and acceptable impact on these neighbouring properties.

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). It is noted no letters of objection were received with respect to the scheme.

(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.

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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00464 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:

Planning Statement – Submitted 23 June 2026
Location Plan – Submitted 23 June 2026
Proposed Block Plan – Submitted 23 June 2026
Existing and Proposed Plans – Drawing No. 1073.26.1 A – Submitted 23 June 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 raised platform hereby approved shall not be brought into use until the privacy screens as shown on the approved plans Plan No. 1073.26.1 A. have been installed to the side elevations at a height of 1.8m with an obscuration level no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The privacy screens shall be retained at the approved height and obscuration level unless otherwise agreed by the Local Planning Authority.
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:

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.