

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Modifications to single storey chalet bungalow with dormer to a two storey dwellinghouse with garage plus single storey rear extension</b> |
| <b>LOCATION:</b>                 | 6 Idsworth Road, Cowplain, Waterlooville, PO8 8BD                                                                                             |
| <b>REFERENCE NO:</b>             | APP/26/00309                                                                                                                                  |
| <b>APPLICANT:</b>                | Mr & Mrs A Deering                                                                                                                            |
| <b>APPLICATION TYPE:</b>         | Householder planning permission                                                                                                               |
| <b>CONSULTATION EXPIRY DATE:</b> | 26/06/2026                                                                                                                                    |
| <b>APPLICATION EXPIRY DATE:</b>  | 23/07/2026                                                                                                                                    |
| <b>WARD:</b>                     | Cowplain                                                                                                                                      |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with Conditions</b>                                                                                                                |

### 1. Site Description

This application site comprises a detached bungalow located on the east side of Idsworth Road, Cowplain, Waterlooville. This property has a hipped roof with painted brickwork and hanging tile to the elevations. To the side is a flat roof garage. The property is set back from the road, separated by lawn and with a driveway to the side of the property. The site is located down a private road with dwellings either side of the track. The site is within Flood Zone 1.

### 2. Planning History

None relevant

### 3. Proposal

Modifications to single storey chalet bungalow with dormer to a two storey dwellinghouse with garage plus single storey rear extension

### 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.

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)  
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

**5. Statutory and Non Statutory Consultations**

Cllr Neil Bowdell- no comment received  
David Keast – no comment received  
Kev Parsons – no comment received

Arb comment:

No objection to the proposed planting plan

**6. Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

| Publicity Type | Publicity Details | Start Date | End Date | Reasons |
|----------------|-------------------|------------|----------|---------|
|----------------|-------------------|------------|----------|---------|

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9

[Redacted] were concerned [Redacted] windows will look into [Redacted], could we ask the conker tree at the end of your garden that we feel is leaning badly [Redacted] be cut right back or removed, while ensuring some foliage screening is put in place [Redacted] privacy [Redacted] from the new two storey building but also adding privacy for [Redacted].

*Officer Comment: the condition of the Conker tree is a private matter between the parties involved.*

Material planning considerations are addressed in Section 7.

**7 Planning Considerations**

- 7.1 (i) Principle of development  
(ii) Impact upon the character and appearance of the area  
(iii) Impact upon residential amenity

- (iv) Biodiversity Net Gain
- (v) Parking
- (vi) Planting
- (vii) CIL

(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) Impact upon the character and appearance of the area

7.3 This proposal comprises alterations and extensions to the existing bungalow. The existing garage would be removed, and the property would be extended to the eastern side within approximately 1.5 metres to the boundary. The roof ridge would be raised by approximately 1.7 metres resulting in a total ridge height of approximately 7.7 metres. The proposal would result in a two storey dwelling with a total width of approximately 13.6 metres – the existing dwelling has a width of 13.2 metres including the garage. The dwelling would have a 9 metre depth at first floor level, increasing to 10 metres where there would be a projecting gable to the front elevation. At ground floor level the depth would be 11 metres (12 metres including the front gable element) and this would include a single storey rear extension with a depth of approximately 2 metres. First floor windows would be set at eaves height, with pitched roofs above. The front gable elevation would be glazed.

7.4 The extensions would allow for an entrance lobby and stairwell accessed via the front projecting gable with an office, boot room and bathroom to the western side. There would be a side elevation window serving the bathroom and a front elevation window serving the office. To the rear would be a lounge served by doors to the rear elevation and open plan kitchen/ dining area. This would be served by an eastern side elevation window and bi fold doors to the rear elevation. Towards the eastern side would be an internal garage accessed via a side elevation doorway.

7.5 At first floor level there would be 4 bedrooms, two of which would be served by front elevation windows and a bathroom served by a window to the western side elevation. To the rear elevation there would be 4 windows, 3 of these serving bedrooms with 1 serving a bathroom.

7.6 Proposed materials include slate roof tile and render to the elevations. There are some variations in materials in the streetscene and it is judged that the more modern aesthetic would be acceptable in appearance within the immediate locale.

7.7 This proposal does constitute a significant redesign from what is currently a modestly sized bungalow, although in some state of disrepair. Idsworth Road is a private road with a mixture of building styles and heights. There is no set pattern of development and there are examples of chalet bungalows, bungalows and two storey dwellings within metres of the proposal site. The gable and pitched roof design is deemed to be in keeping with the streetscene and the additional footprint could be accommodated within the plot without resulting in overdevelopment of the site.

7.8 Overall, the design and appearance of the proposal is deemed appropriate in context to the streetscene 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) Impact upon residential amenity

7.9 To the north east of the site is the neighbouring property, no 8 Idsworth Road. No 8 is set closer to the road than no 6. There is also a change in land levels where no 6 is at a slightly lower land level than no 8. The proposed extension would be sited close to this side elevation, separated by approximately 6.5 metres. There is a ground floor side elevation window on the side elevation of no 8. Whilst it is noted that there would be an increase in building bulk closer to this shared boundary, the buildings are staggered and the building line would step down to single storey height towards the rear. The proposal is not considered to result in unacceptable overshadowing or overbearing impact on the side window at no 8. There would be side elevation windows proposed to this side however these could be added without planning permission. The closest rear elevation, first floor window would serve a bathroom and is not deemed to result in overlooking.

7.10 To the rear of no 8 and east of the site is no 4 Gleneagles Drive. Additional windows at first floor level are proposed. However, there is over 20 metres separation distance between the properties which meets the minimum guidance as specified in the Havant Borough Design Guide. The proposal is therefore not expected to result in unacceptable overlooking to no 4.

7.11 To the rear of the site is no 3a Gleneagles Drive. There are over 35 metres separating the two properties. There were first floor windows previously and the existing trees at the rear would be retained however pruned. No harmful overlooking is therefore identified to no 3a.

7.12 To the south west of the application site is no 4 Idsworth Road. The existing side elevation wall would be retained to this side although the building would be extended to the rear and above. There is a side window on the side elevation of no 4. However historic planning records show this serves a garage and the proposed alterations are not judged to result in harm to this room. There would be a side elevation window at first floor serving a bathroom however this would be obscure glazed. The rear dormer window closest to this side boundary is judged to offer views down the rear garden of the application site and would have a level of overlooking as is to be expected in residential, urban areas.

7.13 Opposite the property is no 11a Idsworth Road to the north west. There are 40 metres between the properties, and the distance would offset any harmful overlooking and no harm has been identified to no 11a.

7.14 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

7.15 This proposal is not liable for BNG.

(v) Parking

7.16 There would be adequate parking on site to meet the parking requirements as specified in the Havant Parking SPD.

(vi) Planting

7.17 It is understood that the garden currently contains a variety of trees which have been considered by Havant's Arboricultural Officer and judged to be of low quality. The applicant has since provided details of replanting via a planting plan and landscaping plan. This has been reviewed by Havant's Arboricultural Officer who has confirmed that these are acceptable.

(vii) CIL

7.18 This proposal would result in over 100m<sup>2</sup> additional floor area and therefore this proposal is CIL liable, with exemption claimed. The relevant forms have been submitted with this application.

## **8 Conclusions**

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 Approve with Conditions for application APP/26/00309

### **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:

Proposed landscaping plan dated 29.04.2026  
01 Proposed plans and elevations dated 29.04.2026  
02 Location and block plan  
Planning statement uploaded on the 06.05.2026

**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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the side elevation facing south west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and 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:**

In accordance with Policy DM3 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.