

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Conversion and extension of garage to create new office space and utility room
LOCATION:	8 Crestland Close, Waterlooville, PO8 9AG
REFERENCE NO:	APP/26/00434
APPLICANT:	Mr Harry Abbott
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	06/08/2026 (Agreed extension of time to 02/09/2026)
WARD:	Cowplain
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a single storey bungalow located in Cowplain. Parking is provided to the front of the dwelling, and within the attached garage of the application site, which is sought to be converted and extended under this application. To the rear of the dwelling, is the rear garden. The property's materials feature render and brickwork for the external walls, and for the roof, a brown concrete roof in a gable pitch.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring predominantly traditional styled bungalows.

2. Planning History

No recent relevant history

3. Proposal

- 3.1 Conversion and extension of garage to create new office space and utility room

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 Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS19 (Effective Provision of Infrastructure)

CS21 (Developer Requirements)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

5. Statutory and Non Statutory Consultations

Councillor Kev Parsons	No comments received.
Councillor David Keast	No comments received.
Councillor Neil Bowdell	No comments received.
Southern Water	<p>Development Site is not within Southern Water's Water Supply Area</p> <p>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.</p> <p>Existing Gravity Sewer - tree, buildings, assets within stand-off distance</p> <p>The 100 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.</p> <p>No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works.</p> <p>Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf</p> <p>Condition</p> <p>In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.</p> <p>S106 Connection application</p>

	<p>Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.</p> <p>To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements</p> <p>Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.</p> <p>Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, 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.</p> <p>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</p> <p>Officer comment: See section 7 where this is assessed.</p>
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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.

Number of neighbour notification letters sent: 7

Number of site notices: 0

Number of representations received: 0

Material planning considerations are addressed in Section 7.

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) Southern Water
- (vi) Parking
- (vii) Human Rights Act
- (viii) Equalities and Diversities

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the proposal is for the conversion and extension of the existing garage. It would be single storey and feature a small increase in footprint and would not extend beyond the existing rear elevations of Nos 6 and 8 Crestland Close

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, the proposal would feature matching materials and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the extension would be single storey, would face No.6 Crestland Close's flank wall and would not extend beyond the rear of No.6 Crestland Close ensuring impacts would be minimal.

7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

7.9 Is there sufficient amenity space?

Yes

- 7.10 Consequently, it is considered that the proposal would 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.

(v) Southern Water

- 7.12 Southern Water has requested a pre commencement condition is attached to the decision notice, if permission is forthcoming. However, officers note that the proposed extension would feature an approximate 5.3 metre separation distance from the location of sewer line and further note that the proposal would need consent from the Council's Building Control team, which would assess the potential impact on the sewer network. An informative will also be added, should permission be granted, to advise the applicant of the risk of damage to the sewer infrastructure and the need to consult Southern Water

- 7.13 In light of the above, the proposal is, considered to have an acceptable impact on the sewer network

(vi) Parking

- 7.14 The proposal would remove potential parking space due to the conversion of the garage. The property is considered to feature sufficient parking for 3 cars which would accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vii) Human Rights Act

- 7.15 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(viii) Equalities and Diversities

- 7.16 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

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 Development Manager be authorised to **Approve with Conditions** for application APP/26/00434

Conditions (per attached list)

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:

Email by Keith Russell named: Correspondence by agent regarding need for Certificate B: Uploaded 27/08/2026

Email by Keith Russell named: Agent confirmation of bedroom numbers: Uploaded 27/08/2026

Drawing Number: D8426_22/05: Rev P1 Existing Floor plan & Elevations: Uploaded 11/06/2026

Drawing Number: D8426_22/01 Rev P1: Proposed Site and Block Plan: Uploaded 11/06/2026

Location plan: Uploaded 11/06/2026

Drawing Number: D8426_22/10 Rev P1: Proposed Floor Plan, Section & Elevations: Uploaded 11/06/2026

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.

Informatives:

1. 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:

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

2. Please be aware that Southern Water has identified a sewer line located within the curtilage of the application site. Please contact Southern Water at, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).