

DELEGATED OFFICER REPORT

PROPOSAL	Single Storey Rear Extension.
LOCATION:	30 Broadlands Avenue, Waterloo, PO7 7JE
REFERENCE NO:	APP/26/00490
APPLICANT:	Ms Sharman
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	13/08/2026
APPLICATION EXPIRY DATE:	31/08/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, detached dwellinghouse located on the north side of Broadlands Avenue. This property has a partially hipped roof with dormers to the front and rear elevations. The property also benefits from an existing single storey extension to the rear. There is a driveway to the front of the property allowing for on site parking. The area is residential in character.

2. Planning History

APP/10/00644 - Demolition of existing conservatory and construction of a first floor rear extension and rear single storey extension.

3. Proposal

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Peter Wade

No comment received

Gwen Robinson

No comment received

Ryan Brent

No comment received

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

Number consulted: 8

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) Impact on neighbour amenity
- (iv) 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 This proposal comprises a single storey rear extension to be attached to the existing single storey rear extension. This has been reduced in length by approximately 1.5 metres following its initial submission in order to reduce amenity impact and reduce the appearance of general mass and bulk. The proposed extension now has dimensions of approximately 4 metres length with a flat roof with a height of approximately 2.7 metres. It would have a width matching that of the existing dwelling. This would result in an 8 metre length extension including the existing rear extension. This space would create a family room with bi fold doors to the rear elevation and two rooflights in the flat roof as well as a wet room. The two existing side elevation windows would be removed.
- 7.4 It is understood that the extension is to aid the mobility of the occupant who has additional requirements and therefore the extra floor area is required for this purpose.
- 7.5 Whilst it is noted that the total floor area of the existing and additional extension as proposed would result in a generous footprint. It is also noted that something of a similar appearance and scale could be constructed under the larger extension permitted development scheme. It is also noted that there has been no objection to this proposal. The extension would be set at single storey height and would not be highly visible from the public realm. The proposed materials would match existing which is considered to help in creating a more subservient appearance.
- 7.6 The design and appearance of the proposal is deemed appropriate in the 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) Impact on neighbour amenity

- 7.7 To the east of the application site is no 28 Broadlands Avenue. The proposed extension would come almost level with the rear of no 28 and therefore no harm has been identified to the amenity of this property.
- 7.8 To the west of the application site is no 32 Broadlands Avenue. This is set slightly forward of no 30. It is noted that there is a single storey rear extension in construction at no 32, however this is not full width and the closest window to the shared boundary with no 30 which is believed to serve a bedroom would be left as is. Some concern has been raised by the case officer in regard to impact on this window due to the close proximity of the dwellings, however it is noted that this is likely already impacted by the existing extension to some degree. As the applicant has reduced the extension to a scale and design that would have a similar impact to something permissible under the larger extension scheme, and given that no objection has been received, then it is deemed that this fallback position would be afforded weight and therefore a refusal would not be justifiable on this basis.
- 7.9 There is no residential dwelling directly to the rear and the proposal would be single storey and therefore no overlooking issues would be anticipated.
- 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 a 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) Parking

7.11 The proposal would not result in additional bedrooms and therefore parking requirements are not material in this instance.

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.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to Approve with conditions for application APP/26/00490

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:

1068-21-1 REV A Proposed rear extension
Amended proposed block plan uploaded on the 06.08.2026
Location plan uploaded on the 06.07.2026

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.

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,

You were updated about issues after the initial site visit.