

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed Two-Storey Side Extension, Two storey rear extension, Single-Storey Rear Extension, flue and change of external materials.
LOCATION:	42C Stakes Road, Waterlooville, PO7 5NA
REFERENCE NO:	APP/26/00442
APPLICANT:	Mr & Mrs Dentry
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	10/08/2026 (Agreed Extension of Time of 4/9/26)
WARD:	Purbrook
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 42C Stakes Road comprises a detached dwelling located within an established residential area of Purbrook.
- 1.2 The property benefits from a generous plot, substantial frontage and private rear garden. The surrounding area is characterised by a mix of detached and semi-detached dwellings of varying ages, styles and forms, many of which have been altered or extended over time.
- 1.3 The dwelling currently incorporates an attached garage and rear conservatory, both of which are proposed to be replaced as part of this application.

2. Planning History

90/55150 - First floor side extension to enlarge bedroom – Approved 22nd August 1990

3. Proposal

- 3.1 Proposed Two-Storey Side Extension, Two storey rear extension, Single-Storey Rear Extension, flue and change of external materials.

Officer comment:

- 3.2 The proposal has been amended to remove most of the first floor side extension element owing to that officers considered this element of the works to have an overbearing impact upon No.42B's southern (side) elevation's ground floor windows

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)

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

DM13 (Car and Cycle Parking on Residential Development)

CS15 (Flood and Erosion Risk)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. **Statutory and Non Statutory Consultations**

Councillor Paul Tansom	No comments received
Councillor Antonia Harrison	No comments received
Councillor Caren Diamond	No comments received
Environmental Health	<p>Environmental Health (pollution) has no objection to the above proposals.</p> <p>A desktop review indicates that there are windows on the façade of the neighbouring property adjacent to the proposed flue, as such adverse impacts resulting from flue emissions are not expected.</p> <p>The following condition is recommended restricting construction hours, and it is requested that the following informative note regarding asbestos is included on the decision notice, should permission be granted.</p> <p>Construction Hours Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm</p>

	<p>Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays</p> <p>Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times</p> <p>Asbestos Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.</p> <p>Officer Comment: See section 7 where this is assessed.</p>
HBIC	<p>Within 50m Notable and Protected Species: Grounded Serotine bat - suspected roost?:</p> <p>Officer Comment: See section 7 where this is assessed.</p>

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: 6

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		16/07/2026	06/08/2026	Is advertised in the public interest

Number of representations received: Objecting = 1 - Supporting = 0 - Neutral = 0

Comment	Officer Comment
<p>Ref - Application APP/26/00442 42C Stakes Road, Waterlooille, PO7 5NA</p> <p>Overall , I welcome the potential visual improvements to the property proposed, however, at present I need to object on the grounds of confusing and incorrectly annotated existing plan (drawing 1054 – 26 – 1) and also the proposed plan (drawing 1054 -26 -2).</p> <p>The plans have been presented with North at the bottom, the reverse of the location and block plans, this leads to confusion in interpretation to the extent that the draughtsperson has incorrectly labelled the North and South elevations on both of the drawings.</p> <p>Also, although the drawing lists the facing materials there is no key which would allow me to interpret via the different shading patterns used.</p> <p>As the East, South and West elevations are all visible from within our property I would like to see the drawings corrected and a key added, and a reasonable extension to the comment window deadline granted, effective from the date these are updated on the portal.</p> <p>I do have some further comments to make (listed below), some of which could have been addressed if the applicants, or their agents, had chosen to pre-engage with us, as well as the council, in the interests of good ongoing relationships. I am still open to being approached for discussion and propose forwarding a copy of this directly to Thorns Young.</p> <p>1. The rear extension on the South side will add approximately 4m and this will introduce a visual impediment across the majority of the view as one exits (redacted), with open porch.</p>	<p>The plans have been amended to amend the elevations to rectify this error.</p> <p>The proposed materials are considered as acceptable and in keeping and will be conditioned if permission is forthcoming.</p> <p>Comments about publicity are noted, however public comments can be left on the application until it is decided.</p> <p>See section 7 for an assessment of the two storey/single storey rear extension.</p>

<p>At present this view is ~60% open sky, or features that are more than 10m distant and has a feeling of openness. The presence of an apparently featureless wall occupying most of that 60% will create a feeling of enclosure, rather than openness.</p> <p>2. The window planned on the South side should be fanlight, as depicted, and of obscured glass to prevent (redacted) decking area being overlooked from it.</p> <p>3. The large number of bedrooms being proposed gives concern that at some future date the premises could be transformed to an HMO, I would request that the property is obliged to remain as a family dwelling and that no such transformation could occur without the need for a separate planning application.</p> <p>4. I would like to better understand the item labelled on the proposed plan as "cattery", this term is usually applied to boarding or breeding cats, as a business, rather than a domestic arrangement for pets. There is no mention of this in the DAS.</p> <ul style="list-style-type: none"> • Is there a proposal to run a cattery as a business? • What will it look like? • How will the cats be contained on the property? - (redacted). <p>5. With respect to the flood risk assessment, I have personally witnessed historical problems with both surface water and wastewater at the front of the property, caused at the time by the failure of a waste lifting device on the property's Eastern boundary which I understand raises the waste to allow it to then drain into the main sewer under gravity. This seems to have been rectified since but the addition of 3 bathrooms to the property could put additional stress on the waste system, and its capacity needs to be assessed.</p>	<p>The window will be conditioned to be obscure and only openable from a high level if permission is forthcoming</p> <p>This has not been applied for, and planning permission is not required to convert a property to a 6 bedroom HMO. If a breach of planning is felt, please contact the Planning Enforcement team.</p> <p>Concern is noted, however, the application is for a minor scale cattery and the requested information has not been considered relevant to this application.</p> <p>Concerns regarding flood risk are noted, however, the agent has submitted an acceptable flood risk assessment.</p> <p>Drainage would not comprise a planning issue.</p>
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<p>In terms of the period in which the works are taking place I hope that the proposals will be carried out as a single phase of construction, to reduce the length of time that the work is in progress, as a building site.</p> <p>I also have a concern regarding the extra traffic and parking required during the construction. This section of Stakes Road is already congested with parked cars, for school drop offs and commercial vehicles parked overnight, or for several days. It is for all practical purposes, a single track road. The road is also used quite extensively as a through route and the junction with Ladybridge Road is within 50m, and due to its swept bend cars come round at quite high speeds. If the view to the junction (and to the North) is completely obscured, as it often is, it makes leaving and even returning to our property by car fraught with danger. Additional vans arriving and parking during construction will only make things worse.</p> <p>Finally I notice that there has been no on site review by the case officer, to date, and I would urge that one takes place, including discussions with myself, before the comments window expires.</p>	<p>This would not be a reasonable condition to enforce for this application regarding the works being done in a single phase of construction.</p> <p>The property would feature a sufficient amount of parking to accord with the Havant Parking SPD, and parking issues are assessed in section 7.</p> <p>A site visit to relevant neighbouring properties has subsequently been carried out.</p>
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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 and Environmental Health matters
- (iv) Ecology/Biodiversity Net Gain (BNG)
- (v) Parking
- (vi) Flood risk
- (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

Proposed Two-Storey Side Extension/ side works

- 7.3 This element of the works has been significantly reduced in scale and would now comprise a small increase of footprint to the front of the existing first floor side extension, the first floor element would also be replaced to feature a higher ridge line, the garage to the side would also be converted. The garage conversion would feature matching materials to the property and is considered to have an acceptable minor visual impact. The replacement first floor addition, whilst becoming less subservient to the property with regards to not being set back and featuring a more similar ridge height to the existing main roof, is not considered to detriment visual amenities. The roof would feature a roof form in keeping with the existing main roof, and it has been amended to feature a similar footprint to the existing first floor extension, and the minor increase in bulk from this element is not considered to harm visual amenities.

Two storey rear extension

- 7.4 The two-storey rear extension element of the works would be approximately 6.4m in width, would be approximately 4m in length and would feature the same ridge and eaves height as the existing main gable roof of the property. With regards to that the existing main roof of the property features an approximate 8 metre depth, this element of the works is considered to be subservient in scale to the dwelling and plot, and is considered to reference the existing property with regards to the design, with regards to this, it is considered to be an acceptable addition, and is not considered to harm visual amenities.

Single-Storey Rear Extension

- 7.5 This element of the works would be single storey and would feature an approximate depth of 3.9 Metres an approximate width of 5.3 metres and a maximum approximate height of 2.75 metres, with regards to the property, officers consider this to be a subservient addition to the existing dwelling and consider the rear extension to have an acceptable impact upon visual amenities.

Flue

- 7.6 The works propose a side external flue. The flue would project above the eaves line, however, as it would be located to the side of the building this would reduce its visibility on the streetscene and is not considered to be an overly prominent addition. In light of this, this flue is considered to have an acceptable impact upon the application site and visual amenities.

Materials

- 7.7 The proposal would render the ground floor of the front elevation, the rear elevation and the northern side elevation and tile hang the first floor of the front elevation, this has been considered in keeping and acceptable.

- 7.8 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) 2011. 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 and Environmental Health matters

- 7.9 Owing to the proposed location, scale and nature of the works, properties to the front and rear of the application site are considered to be acceptably impacted. The proposed change to external materials is considered to have an acceptable impact upon neighbouring properties.

42B Stakes Road

- 7.10 Proposed Two-Storey Side Extension. There would be no side fenestration on this element of the works, and overlooking concerns are considered as acceptable. Regarding overshadowing and overbearing concerns, the front/side extension on the first floor would be located to the front of No.42B's side habitable rooms featuring 2No side windows, and this increase of footprint on balance is not considered to materially increase these impacts. The extension would feature a higher ridge height of approximately 1.5 metres but would feature an approximate 40cm lower eaves height. With regards to this, as the extension would feature a similar set off from No.42B's side windows and that these windows are joint primary to windows on the front and rear of the property, on balance, officers consider this to be an acceptable impact.
- 7.11 Regarding the proposed two storey rear extension it would feature no fenestration facing this property, and overlooking concerns are considered as acceptable. Regarding overshadowing and overbearing concerns, the extension would feature an approximate separation distance from No.42B's side elevation of approximately 7.8 metres. With regards to the proposed eaves height of the extension of approximately 5.1 metres and an approximate ridge height of 8.3 metres, impacts are considered as limited and acceptable towards this property. Regarding the proposed single-storey rear extension, it would feature an approximate maximum height of 2.75 metre however it would feature an approximate separation distance from No.42B's side windows of approximately 2 metres and is considered to have an acceptable impact regarding overshadowing and overbearing concerns. Regarding overlooking, it would feature side fenestration, however this would face the shared boundary fence and would replicate existing views provided by the rear garden and is not considered to materially increase overlooking.

42D Stakes Road

- 7.12 The proposed two-storey side extension/side works to the property and single storey rear extension are considered to acceptably impact this property as the existing property of 42C Stakes Road and the two-storey rear extension would shield the impacts of these elements of the works. Regarding the proposed two storey rear extension, there would be a new window serving a bathroom, to the front of the extension, however this will be conditioned to be obscure and only openable from a high level (from 1.7 metres from finished floor level) and with regards to this, this window would acceptably impact No.42D Stakes Road. The two-storey rear extension would feature no side fenestration, and its rear fenestration would face No.42C's rear garden and at most would be able to provide oblique views of No.42D which is considered as acceptable.

- 7.13 Regarding overshadowing and overbearing impacts from the proposed two storey rear extension, it is noted that it would be in proximity to No.42D's side wall, It is noted that the main house features no side windows and would be acceptably impacted. Regarding No.42D's rear extension it is noted that there would be a porch hallway and utility room to be impacted by the works, whilst there would be an impact of the two storey rear extension, these rooms are noted to not be habitable rooms and on balance officers consider there to be an acceptable impact upon these rooms.

Flue

- 7.14 Due to the proposed flue, Environmental Health was consulted during the application process. Regarding this, Environmental Health did not object to the works but has recommended a condition and informatives to be added to the decision notice if permission is forthcoming. The condition has been considered more expedient and reasonable to add as an informative, and the informatives will be added to the decision notice if permission is forthcoming. In light of this, the proposal is considered to have an acceptable impact regarding air pollution, and the proposal is considered to accord with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.15 Consequently, it is considered on balance that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and on balance 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 one letter of objection was received with respect to the scheme.

(iv) Ecology/ Biodiversity Net Gain (BNG)

- 7.16 The application site has been located to be within 50 metres of a suspected roost of a notable and protected species: Grounded Serotine bat. However, the main pitched roofs of the property appear to be in good condition, and elsewhere the external walls which would be altered to be rendered and tile hung comprises painted brickwork and cladding of which officers consider protected species unlikely to reside in. In light of this, unacceptable impacts to protected species are considered as unlikely, and the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.
- 7.17 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.18 The application would raise the number of bedrooms from 3 to 5 and convert an existing attached garage as a result of the proposal. This would require 3 parking spaces to be provided on site to accord with the Havant Parking SPD. Whilst the current driveway is noted to feature parking for 2 cars, it is noted that there is a front garden which could provide at least one more space to make up for a shortfall of parking on the applicants driveway. It is moreover noted that parking on the application site's locality on Stakes Road is not constrained and the parking situation is considered on balance as acceptable for this application and consider the proposal to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Parking SPD.

(vi) Flood Risk

- 7.19 Due to the application site being part located in Flood Zone 2 a Flood Risk Assessment was required. An acceptable Flood Risk Assessment form has been received and has been considered as acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vii) Human Rights Act

- 7.20 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

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

8 Conclusion

- 8.1 The proposed development is on balance acceptable in principle, is appropriate in terms of design and its impact on the character of the area and on balance would have a limited and acceptable impact on the neighbouring properties and on balance would acceptably impact the parking network of the locality. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to **Approve with Conditions** for application APP/26/00442

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:

Drawing Number: 1054 26 2 Revision A: Amended proposed elevations, floor plans and roof plan: Uploaded 04/09/2026

Drawing Number: 1054 26 1: Amended existing elevations, floor plans and roof plan: Uploaded 22/07/2026

Location Plan: Uploaded 15/06/2026

Drawing Number: 1054 26 0: Block Plan: Uploaded 15/06/2026

Flood Risk Assessment: Uploaded 15/06/2026

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 extensions hereby permitted the window in the first floor on the southern side elevation shall be unopenable at no less than 1.7m above finished floor level, and shall feature 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 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,

2. Environmental Health has left the following advice for the applicants during the application process:

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.