

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed erection of a detached garage to the rear of the property, comprising a loft conversion with a dormer to form a home office.
LOCATION:	145 London Road, Waterloooville, PO7 7SL
REFERENCE NO:	APP/26/00457
APPLICANT:	Mr Bradley Pitney
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	08/09/2026
WARD:	Waterloo
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 145 London Road is a two-storey semi-detached dwelling to the north-west of London Road. The property is finished in painted brickwork with white uPVC fenestration under a slate roof. Pedestrian access is from London Road. The property has an approximately 23m long rear garden which is currently open due to the removal of a garage which was accessed via Jubilee Road to the north-east. The previously removed garage is sought to be replaced by a replacement garage under this application - APP/26/0045.
- 1.2 The surrounding area is predominantly residential, with two and three storey dwellings in a variety of styles and materials, but also includes several community buildings. There is a cycle lane marked on the footpath in front of the application site and neighbouring properties in this section of London Road

2. Planning History

APP/24/01025 - Installation of a dropped kerb and permeable block paving to create a driveway at the front of the property – Approved 22/04/2025

3. Proposal

- 3.1 Proposed erection of a detached garage to the rear of the property, comprising a loft conversion with a dormer to form a home office.

Officer comment:

- 3.2 Though the proposed plans appear to feature a different colour palette (grey) for the roof than stated (red peg tiles), officers consider this as acceptable and the email confirming the roof material will form part of the recommendation and be conditioned if permission is forthcoming.

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, August 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

Havant Borough Local Plan (Core Strategy) March 2011

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

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 Peter Wade	No comments received.
Councillor Gwen Robinson	No comments received.
Councillor Ryan Brent	No comments 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.

Number of neighbour notification letters sent: 10

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) Parking
- (vi) Human Rights Act
- (vii) 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

Garage

- 7.3 The application is for a replacement garage in the rear garden of No.145 London Road. It would feature 3 No rooflights on the northeastern side. It would feature a pitched roof in keeping with the existing dwelling and would be of a modest footprint in regard to the existing plot size. It would furthermore feature a lower ridge height than the existing dwelling, further promoting subservience to the main dwelling. With regards to this, the garage has been considered to have an acceptable impact upon the character of the application site and upon visual amenities.

Garage southwestern side dormer

- 7.4 Regarding dormers, the Havant Borough Design Guide SPD states:

"Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line". It also states "Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof".

- 7.5 It is noted that the dormer would not be in accordance with this guidance, however, it would be set off from the eaves line of the dwelling and would feature a reasonable set off from the side elevations of the proposed garage. Officers do note that the garage/dormer would not be visible from London Road lessening the impact upon visual amenities and moreover would only largely be visible from car parking areas. Whilst it may receive some limited oblique views from other residential properties, this would not be substantial and the impact of the proposal would be largely localised and limited. With regards to these considerations, on balance, the proposed dormer to the garage, is not considered to harmful to visual amenities to justify the refusal of this planning application and approval has been recommended.

Materials

- 7.6 The applicant has stated for the external walls of the garage: *"So the face with the garage door will be red brick to match next door and the other sides will be block/painted light grey"*. Regarding the materials of the pitched roof, the applicant has

stated “*roof tiles will be red peg tiles*”. The applicant has further confirmed that the dormer will feature light grey cladding for the external walls. Regarding this palette it is not considered out of keeping or to detract from the locality, which features a mix of external finishes.

- 7.7 The design and appearance of the proposal is on balance deemed appropriate in context to the main building and is therefore on balance considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 The proposal is considered to have an acceptable impact to the rear as to the rear is a garage, and there is no clear fenestration to the rear of the garage proposal. To the southwest of the site is parking space and the rear of a church ground, which are considered to be acceptably impacted by the works. It has been considered important to assess the impact on No.147 London Road due to proximity.

147 London Road

- 7.9 Regarding overlooking concerns, there would be 3No rooflights, these will be conditioned to be high level (1.7 metres from finished floor level) and are considered to have an acceptable impact upon this property. The side dormer windows would not face this property and are considered to have an acceptable impact. There would be fenestration on the eastern elevation of the garage, however this would be at ground floor level, and would face boundary treatment at most. Regarding these considerations, the garage with a side dormer would acceptably impact this property regarding overlooking concerns. Regarding overshadowing and overbearing concerns, it is considered that there would be an acceptable impact on No.147's main dwelling and rear garden space. It has been considered important however to assess the impact on No.147's rear outbuilding. There would be 1No high level rooflight, however, as this rear outbuilding serves a garage, and does not appear to serve a habitable room, officers consider the impact towards this outbuilding to be acceptable.
- 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) 2011. 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) Parking

- 7.12 The applicant has confirmed the application site features 4 bedrooms at present which requires 3 parking spaces to be provided on site to accord with the Havant Parking SPD. The applicant has amended the block plan to show a parking plan, this shows 1 parking space to the front of the property and 2 spaces within the detached rear garage. It is noted that the garage would not conform to the Havant Parking SPD's standards of internally requiring 6 metres by 6 metres, with it measuring a 5.07 metre width and an approximate 6.75 metre depth to the staircase. However, with regards to

this, it is noted that the garage would replace a smaller garage which has been removed prior to this application, and whilst there would be shortfall of one space, this would replicate a shortfall that was already present, and the garage may be able to fit two small cars, potentially increasing provision on site. Moreover, Jubilee Road to the north of the application site, features on road parking spaces, which may be used if there is a shortfall. With regards to this, on balance the proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Human Rights Act

- 7.13 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.

(vii) Equalities and Diversities

- 7.14 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 acceptable in principle and on balance appropriate in terms of design and its impact on the character of the area and would not adversely impact on the amenities of the neighbouring properties. The proposal is considered to be acceptable regarding parking provision. The proposal complies with the newly published NPPF (2026) and the adopted Local Plan on this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Development Manager be authorised to **Approve with Conditions** for application APP/26/00457

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:

Amended Existing and Proposed Block Plan with Parking Plan, Location Plan:
Uploaded 04/09/2026

Email by Brad Pitney named: Applicant confirmation of bedroom numbers: Uploaded
04/09/2026

Email By Brad Pitney named: Confirmation of pitched roof materials and room
usages: Uploaded 14/08/2026

Email by Brad Pitney named: Applicant email regarding materials: Uploaded
05/08/2026

Proposed Front Perspective 2: Uploaded 14/07/2026

Existing Perspectives: Uploaded 14/07/2026

Proposed Rear Perspective 2: Uploaded 14/07/2026

Proposed Floor & Roof plans: Uploaded 14/07/2026

Proposed Front Perspective 1: Uploaded 14/07/2026

Proposed Elevations: Uploaded 14/07/2026

Proposed Rear Perspective 1: Uploaded 14/07/2026

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.

4. The works hereby permitted to the replacement outbuilding shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and the outbuilding, shall not be used as a separate unit of accommodation and shall not be used to facilitate the running of an independent business, nor shall any clients associated with the home office use visit the premises at any time.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and in the interests of preventing an increase in traffic to the application site and disturbances to neighbouring properties, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the 3 rooflight windows in the first floor on the northeastern elevation shall feature a height of no less than 1.7m above finished floor level and shall be 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.

Informative

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.