DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Roof conversion with extended front dormer and new rear dormer
LOCATION:	9 Second Avenue, Havant, PO9 2QP
REFERENCE NO:	APP/26/00516
APPLICANT:	Mr & Mrs St Clair
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	**Robert Riley**
APPLICATION EXPIRY DATE:	09/09/2026
WARD:	St Faiths
RECOMMENDATION:	**Approve with Conditions**

1. Site Description

1.1 The application site comprises of a bungalow with a converted loft in Havant. The dwelling features both a front and rear dormer. To the front of the dwelling is parking, and to the rear is the property's rear garden. The property features brickwork and tilework for the external walls and brown concrete tiles in a gable pitch for the roof. The application site is in an urban and residential area, with the character of the street featuring a mix of designs, it is also noted the site is in a reasonably close proximity to Warblington Station.

2. Planning History

No recent relevant history

3. Proposal

3.1 Roof conversion with extended front dormer and new rear dormer

Officer comment: It is also noted that 1No existing first floor side window would be removed, however, this does not require planning permission to undertake and is not discussed further in the report.

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

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

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Phil Munday	No comments received.
Councillor Gillian Harris	No comments received.
Councillor Daniel Berwick	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: **6**

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) Human Rights Act
(vi) 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 extension and dormer would be appropriate for the street scene, the proposed front dormer is in keeping with the neighbouring dormer at No.10 Second Avenue and would be of an acceptable scale and design upon the property. The rear dormer though of a large scale upon the rear roof slope would be able to be constructed utilising permitted development rights and is considered acceptable.

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 features matching materials which 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) 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

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 front dormer would provide views similar to the existing front dormer of the public realm, which is considered acceptable. With regards to the proposed scale and siting of the extended front dormer, officers consider there would be an acceptable impact regarding overshadowing and overbearing concerns. The rear dormer would be able to be constructed utilising permitted development rights and is considered as acceptable in this regard.

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

Yes, the relevant impacts are discussed above and are not considered overbearing development

7.9 Is there sufficient amenity space?

Yes

7.8 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Human Rights Act

7.10 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.

(vi) Equalities and Diversities

7.11 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, 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. The proposal complies with the newly published NPPF (2026) and the adopted Local Plan, on this basis it is recommended for approval.

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9. RECOMMENDATION:

That the Interim Development Manager be authorised to **Approve with Conditions** for application APP/26/00516

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:

   Drawing Number: 3382_P_01: Proposed Floor Plans: Uploaded 15/07/2026

   Drawing Number: 3382_P_03: Location and Block Plan: Uploaded 15/07/2026

   Drawing Number: 3382_P_02: Proposed Elevations: Uploaded 15/07/2026

   Drawing Number: 3382_EX_01: Existing Floor Plans and Elevations: Uploaded 15/07/2026

   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.

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.