

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed Single Storey Rear extension with existing garage demolished and replaced.
LOCATION:	9 The Crest, Waterloooville, PO7 5DG
REFERENCE NO:	APP/26/00520
APPLICANT:	Mr R Fellingham
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	14/09/2026
WARD:	Purbrook
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a single storey bungalow located in Purbrook. The property features a front and rear garden and parking to the side. Within the rear garden, there is a rear conservatory which is sought to be replaced by an rear extension under this application. The property's materials feature brickwork for the external walls and brown concrete tiles in a hip roof design for the roof. The application site is located within an urban and residential area, with the character of the street featuring a mix of bungalows and two storey houses with some variation in design.

2. Planning History

No relevant history

3. Proposal

- 3.1 Proposed Single Storey Rear extension with existing garage demolished and replaced.

Officer comment:

- 3.2 Whilst the planning statement states the rear detached garage would be built under permitted development rights, it would not be able to be built under permitted development rights under Class E of the GDPO, as it would feature a 3.4 metre maximum height within 2 metres of a boundary (whereby 2.5 metre would be the maximum allowance). As it is included in the application's description and on the plans it has been assessed as part of this planning application and is assessed in section 7.

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
DP3 - Key principles for well-designed places
DP4 - The design process

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)

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 Antonia Harrison	No comments received
Councillor Paul Tansom	No comments received
Councillor Caren Diamond	No comments received
HBIC	Within 100m: Notable and Protected Species: Common Pipistrelle Officer comment: See section 7 where this is assessed.

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: 5

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) Ecology/ 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

Rear extension

7.3 The extension would be single storey featuring a hipped roof to mirror the front roof form and would feature an approximate depth of 4.9 metres and would partially replace an existing approximate 3 metre rear conservatory. Officers with regards to these considerations consider the proposed extension to feature an appropriate roof form, be of a proportionate subservient size to the existing dwelling and to the plot and consider the rear extension to have an acceptable impact upon visual amenities.

Detached garage

7.4 The detached garage would feature an approximate depth of 6.6 metres, and would feature an approximate maximum height of 3.4 metres. Whilst it would receive some limited visibility on the streetscene, it would replace a flat roof attached garage, and is considered to be of higher quality design than what it would replace. With regards to this, the proposal is considered to have an acceptable impact upon visual amenities.

Materials

7.5 The extension would feature matching materials to the existing dwelling which is considered as acceptable. The garage has been confirmed to feature "*brickwork and tiles to match the existing property*" which has been considered as acceptable.

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 With regards to the proposed location, nature and scale of the proposal, properties to the front and rear of the application site are considered to be acceptably impacted.

No.10 The Crest

- 7.8 As the rear extension element would be single storey, overlooking would be of shared boundary treatment and this is considered as acceptable. Regarding overshadowing and overbearing concerns, No.10 is noted to feature a rear conservatory, however, this feature a brick wall to its southern elevation, as impacts would primarily be upon this brick wall and to No.10's detached garage, officers consider the rear extension to have an acceptable impact. Regarding the proposed detached garage, it would be approximately 7.1 metres to No.10's shared southern boundary, with regards to this, overshadowing and overbearing impacts are considered to be acceptable. It is noted that the garage would not feature any clear fenestration, and overlooking concerns are considered as acceptable.

No.8 The Crest

- 7.9 As the rear extension element would be single storey, overlooking would be of shared boundary treatment and this is considered as acceptable. Regarding overshadowing and overbearing concerns, No.8 is noted to feature a rear conservatory, however, this feature a brick wall to its northern elevation, as impacts would primarily be upon this brick wall and that the extension would feature an approximate 2.9 metre separation distance to No.8's rear conservatory clear windows, officers consider the rear extension to have an acceptable impact. Regarding the proposed detached garage, it would be approximately 0.6 metres to No.8's shared northern boundary, with regards to this, officers note the proposed eaves height would be approximately 2.57 metres, as the gable roof form would pitch away shared boundary, there would be little more impact than a outbuilding built under permitted development rights which could be closer to the boundary and could feature a 2.5 metre maximum height. Moreover, it is noted that No.8 features a generously sized rear garden limiting impacts of the proposed detached garage. With regards to this, overshadowing and overbearing impacts of the proposed garage are considered to be acceptable. It is noted that the garage would not feature any clear fenestration, and overlooking concerns are considered as 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology/ Biodiversity Net Gain (BNG)

- 7.11 The application site has been located to be within 100 metres of a notable and protected species: Common Pipistrelle. However, the brickwork and roof tiles that would be impacted are considered to be of satisfactory condition to be unlikely to support protected bat species 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.
- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

- 7.13 The proposal would retain the property as a two bedroom property and would replace the existing garage, it is noted that 2 parking spaces would be retained to the front of the existing garage and the proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

(vi) Human Rights Act

- 7.14 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

- 7.15 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. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Development Manager be authorised to **Approve with Conditions** for application APP/26/00520

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 Thea Travers-Ayre named: confirmation of garage materials 9 The Crest: Uploaded 28/08/2026

Drawing Number: 1046:26:1 Revision A :Existing and Proposed Floor Plans with Front and Rear Elevations: Uploaded 16/07/2026

Drawing Number: 1046:26:2 Revision A: Proposed Side Elevations and Cross Sections: Uploaded 16/07/2026

Location Plan: Uploaded 16/07/2026

Drawing Number: 1046:26:0: Proposed Block Plan: Uploaded 16/07/2026

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:

You sought and were provided with pre-application advice,

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