

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed single storey rear extension.
LOCATION:	116 West Street, Havant, PO9 1LW
REFERENCE NO:	APP/26/00355
APPLICANT:	Mr and Mrs Baldwin
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	15/09/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

1.1 The application site comprises of a two-storey semi-detached dwelling located in Bedhampton. The site features parking to the front, and to the rear, the dwelling's rear garden. The dwelling features pebbledash for the external walls and brown concrete tiles for the roof.

1.2 The application site is in an urban and residential area, with the character of the street featuring largely terraced and semi-detached housing with a mix of materials. It is noted that the Brockhampton and St Faiths Conservation Areas are located in close proximity to the application site.

2. Planning History

92/57007/1 – Formation of new vehicular access and drive, dropped kerb – Approved 28 May 1992.

3. Proposal

3.1 Proposed single storey rear extension.

Officer comment:

3.2 The proposal originally was proposed under a Certificate of Lawfulness application, however, it was not found to be permitted development and has been transferred to a householder planning application. It is also noted that the proposal has been amended to be deeper during the application process. There is 1No side window proposed to replace a door on the western side on the ground floor, however this is permitted development under Class A of the (General Permitted Development) (England) Order 2015 (as amended) and is considered as acceptable and not discussed further in this 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.

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS15 Flood and Erosion Risk

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: 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) Flood Risk
- (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

7.3 The proposal would be for an infill extension to the existing rear extension to the property. It would feature the same depth as the existing rear extension.

7.4 It would feature the same height as the existing rear extension and would feature matching materials for the walls. It is considered to be of an appropriate height to the dwelling owing to the single storey nature and would not be deeper than the existing extension. With regards to these considerations the proposed rear infill extension is considered to have an appropriate scale to the plot and that it would have an acceptable impact upon visual amenities.

7.5 Due to the location and small scale of this rear extension it is considered that it would not have any impact on the Brockhampton or St Faith's Conservation Areas.

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) Effect on neighbouring properties

7.7 Owing to the proposed scale and location of the proposed extension, properties to the front and rear of the application site are considered to be acceptably impacted. No.114 West Street is considered to be acceptably impacted by the works, as the proposed extension would extend no further than the existing rear extension.

No. 118 West Street

7.8 There would be no side fenestration on the extension facing this property which is considered as acceptable. There would be rear fenestration, however this would face No.116's rear garden and is considered as acceptable. Regarding overshadowing and overbearing concerns, the extension would feature an approximate maximum height of 2.75 metres (2.85 metres including the 1No rooflight) and would feature a separation distance from the shared common boundary of approximately 2.1 metres. Regarding this separation distance and with consideration to the height of the extension the impacts are considered to be limited and acceptable towards No.118 West Street.

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

(iv) Biodiversity Net Gain (BNG)

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

(v) Flood Risk

7.11 Due to the application site being partly located in Flood Zones 2 and 3, a Flood Risk Assessment was required. An acceptable Flood Risk Assessment form has been received and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and is acceptable in this regard.

(vi) Human Rights Act

7.12 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

7.13 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been 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 Head of Planning & Growth be authorised to **Approve with Conditions** for application APP/26/00355

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:
 - Flood Risk Assessment: uploaded 21/08/2026
 - Drawing Number PL.999.26 01 Revision B: Amended Location and Block Plans – uploaded 29/07/2026
 - Drawing Number PL.999.26 03 Revision B: Amended Proposed Plans and Elevations – uploaded 29/07/2026
 - Drawing Number PL.999.26 02: Existing Elevations and Floor Plans – uploaded 21/05/2026

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.

In this instance:

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