

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension.
LOCATION:	63 Stakes Road, Waterloooville, PO7 5LZ.
REFERENCE NO:	APP/26/00385
APPLICANT:	Mr Endre Lock
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	07/08/2026 (Agreed EOT 18/09/26)
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site No.63 Stakes Road, Waterloooville is located to the northern side of Park Farm Road and on the corner of Stakes Road. The site comprises a two-storey period semi-detached property, comprising red brick walls and detailing, plus white/cream painted rendered walls at first floor level and on the side and rear elevations with brown/grey plain roof tiles and grey finished uPVC fenestration. The house has benefited from conversion of the loft space to residential accommodation, with a box dormer to the rear roof slope and small conservatory at the rear. Vehicular access is from Park Farm Road with parking to the front on the driveway, located adjacent to the junction with Stakes Road and a single garage located at the rear of the site's garden, with access onto Park Farm Road.
- 1.2 The property is located within a residential area with properties differing in period, style and design, many of which have been extended by means of a single storey rear extension.

2. Planning History

APP/10/00472 – Single storey garage, Conditional Approval 15/11/2010.

APP/10/00322 - Application for non-material changes to Planning Permission No. 09/72470/000, Approval 11/08/2010.

09/72470/000 - Single storey rear extension to form new utility room, shower room and sitting room, Conditional Approval 05/06/2009.

3. Proposal

Construction of a single storey extension to the rear elevation of the existing house, replacing an existing conservatory and toilet room structure.

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 Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS15 - Flood and Coastal Erosion

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

Listed Building Grade: N/A.

Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Coastal Team

Please note that Coastal Partners make comments only in relation to TIDAL flood and coastal erosion risk, which does not apply for this site.

It is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG, taking advice from any relevant consultees. Equally, it is for the LPA to satisfy themselves that any NPPF / PPG / local policy requirements for passing the sequential and exception tests have been met for all forms of flooding, including for tidal risk.

If surface water drainage comments are sought, please request these directly from the Council's Civil Engineering and Landscape Team (CELT).

Officer Comment

The above has been noted, further to this the applicant has submitted a Flood Risk Assessment form and statement have been submitted by the Agent confirming that appropriate mitigation measures have been considered.

Councillor Paul Tansom

No comments received.

Councillor Antonia Harrison

No comments received.

Councillor Caren Diamond No comments received.
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6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Flood Risk
- (v) Biodiversity Net Gain (BNG)

(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 existing semi-detached house on site is of a period design of the 1930s. This is constructed of red brick walls and detailing, plus white/cream painted rendered walls at first floor level, at the front and on the side and rear elevations, under brown/grey plain tiled roof, with grey finished uPVC fenestrations. The house has benefited from extension and conversion of the loft space to residential accommodation, with a box dormer to the rear roof slope and small conservatory and a single garage at the rear. The proposal would be for a sitting room, utility and shower room and would measure approximately 4m in depth, by 6.9m in width, to a height of 3.2m to the flat roof, with 2 low and small rooflights. The side elevation would be constructed close to the shared boundary with the neighbouring attached dwelling at No.61.

The scheme would replace a smaller conservatory and toilet structure at the rear of the host dwelling. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the depth of the dwelling compared to existing house on site, however, officers are of the opinion that the proposal would remain subservient to No.63 Stakes Road, owing to its proposed modest height and scale in proportion to the host dwelling and would not result in an excessive depth to the house on site and consider it an acceptable addition. Sufficient amenity space would be left in the rear garden and plot post development.

- 7.4 Although the site is located on a corner plot, the rear aspect of the proposal would not be readily visible on the streetscene, due to the boundary treatment of timber fencing, hedging and garage/outbuilding located at the rear of the site. With the extension matching materials to the host dwelling and be similar to other existing rear extensions on neighbouring housing, the proposed scheme would be considered acceptable in visual terms within the existing streetscene.
- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and nearby neighbouring dwellings 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

- 7.6 The proposed single-storey rear extension would face eastwards out over the rear garden of the site and would be located directly adjacent to the shared boundary with the northern attached neighbour at No.61 Stakes Road. This boundary is marked by 1.8m high timber fencing with No.61 and the extension would be positioned to the south of this neighbour and would project out further than the rear elevation of this neighbour. However, No.61 has also been extended to the rear elevation, by means of rear extension and conservatory. The proposal would only project out by a further approximately 1.3m than this neighbour's extension and being single storey in height with flat roof, the scheme would be unlikely to cause significant impact to loss of light or outlook to their rear facing windows to warrant refusal. The proposal would also not appear overbearing or result in an unacceptable loss of amenity to No. 61 rear facing windows. Given its siting, scale and boundary treatment, the proposal would have only a limited impact on the outlook, privacy and general amenity of No. 61 Stakes Road and its private rear garden.
- 7.7 The neighbour to the south at No.65 Stakes Road, is located approximately 14m across Park Farm Road and due to the distance and boundary fencing of both properties in between, there would be no significant impact to residential amenity, than already exists in this area. Also, the neighbouring property to the east is No.1 Park Farm Road, which is side on to the site, with the open front garden closest to No.63's rear garden. However, due to the single garage located at the end of the site's garden and the single storey nature of the proposal, there would be no loss of privacy or amenity to No.1 than already exists. No other neighbouring properties would be adversely affected, having regard to their separation distances and the corner position of the site. It is also noted that no letters of objection have been received in respect of the scheme.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood Risk

- 7.9 The application site is located within Flood Zone 2. The proposal includes a single storey rear extension considered of a modest footprint and scale. A Flood Risk Assessment form and statement have been submitted by the Agent confirming that appropriate mitigation measures have been considered. Furthermore, the Coastal Team were consulted, however, they only comment in cases where there is tidal flood and coastal erosion risk, which does not apply for this site, so had no comment to make. In light of this and based on the submitted plans and provided information, it is deemed that the proposal would be unlikely to cause significant impact to the flow of flood waters or increase the risk of flooding to adjacent neighbouring properties than already exists on site and unlikely to have a significant risk from flooding to the residents, meeting the requirements of Policy CS15 of the Havant Borough Council Local Plan Core Strategy (2011).

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, no amenity impacts to the streetscene and no significant impact to flood risk. The proposal would therefore meet the requirements of Policies CS15, CS16 and AL1 and is recommended for approval.

9. **RECOMMENDATION:**

That the **HEAD OF PLANNING & GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00385 subject to the following conditions

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:

Location Plan dated 30th April 2026.

Block Plan dated 30th April 2026.

Existing and Proposed Elevations Plan received 11th May 2026.

Proposed Ground Floor Plans received 11th May 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.

Informatives:

- 1 In accordance with paragraphs 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.