

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed garage extension and dwelling remodel
LOCATION:	10 Idsworth Road, Cowplain, Waterloooville, PO8 8BD
REFERENCE NO:	APP/26/00538
APPLICANT:	Mr Richard Teal
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	21/09/2026
WARD:	Cowplain
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey detached dwellinghouse located in Cowplain on the southeastern side of Idsworth Road. The property features a driveway to the front and side of the dwelling and an attached side garage. To the rear of the property is the rear garden. The property features cream coloured render for the external walls, and red tiles for its roof.
- 1.2 The property is in an urban and residential area, with Waterloooville Golf Club located to the north of the property. Idsworth Road is noted to feature a mixed character of two storey homes and bungalows with a mix of materials.

2. Planning History

00151929 - Two storey side extension and new roof to property – Approved 12th April 2000

05/51929/001 - Single storey rear/side extension – Approved 16 May 2005

3. Proposal

- 3.1 Proposed garage extension and dwelling remodel

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)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
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 Kev Parsons	No comments received.
Councillor David Keast	No comments received.
Councillor Neil Bowdell	No comments received.
HBIC	Within 50m: SINC: Waterloooville Golf Course 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: 7

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) Flood Risk
- (vii) Human Rights Act
- (viii) 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 extension

7.3 The proposal features a front extension to the existing garage; it would not extend beyond the existing front elevation and would feature a mono-pitched roof in keeping with the existing property. Whilst it is noted that there would be an increase of terracing as a result of this extension, it is not considered out of keeping with other separation distances between properties such as between Nos 18,18A and 16A, Nos 27 and 29 and 17 and 15 Idsworth Road. With regards to this, the proposal is considered to have an acceptable impact upon visual amenities.

Remodel of the property

7.4 The proposal also comprises of the reduction in height (from the bottom of the panes/cill) of 2No side windows, front posts/ to support a canopy. These elements of the works are considered to have minor and acceptable impacts upon visual amenities of the locality.

Materials

7.5 The works propose replacement 'French Grey' windows, which the agent has confirmed to be light green/grey. The works also propose replacement render and render for the proposed garage extension. The replacement render to antique white from cream coloured render to the existing property would not require planning permission as it would accord with Class A of the GDPO. With regards to the proposed materials for the works to the property, they are not considered to be out of keeping with the established streetscene which features a mix of materials and are considered to have an acceptable impact.

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, there would be minimal impacts towards properties to the front and rear of the application site and towards No.10A Idsworth Road. Regarding No.8 Idsworth Road, the replacement window materials, replacement render, posts/canopy and reduction in height of 2No first floor side windows facing this property are considered to have minimal impacts. Regarding the extension, it would face a flank wall and would feature no fenestration facing this property. With regards to this, the works are considered to have an acceptable impact upon this property.

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

Yes.

7.9 Is there sufficient amenity space?

Yes

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) Ecology/ Biodiversity Net Gain (BNG)

7.11 The application site is located within 50 metres of a SINC: Waterloooville Golf Course. The garage extension would be located to the southwestern side of the dwelling, with the golf club located to the north east of the dwelling, and the existing dwelling is considered to shield impacts towards the SINC. The works otherwise are relatively minor and are not considered likely to have unacceptable impacts on the SINC. With regards to this 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 reduce a small area of parking on the application site; however it would extend the existing garage. The garage features a minimum internal width of approximately 2.7 metres, which would not meet the requirements for an internal parking space of 3 metres x 6 metres or in this case 3 metres x 12 metres for two spaces. However, the application site features a generous driveway which features at least 3 parking spaces and the proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Flood Risk

7.14 Due to the application site being part located in Surface Water NaFRA2 a Flood Risk Assessment was required. An acceptable Flood Risk Assessment form has been received and has been considered as acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vii) Human Rights Act

- 7.15 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.

(viii) Equalities and Diversities

- 7.16 This 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. The proposal is also acceptable in flood risk terms. The proposal complies with the National Planning Policy Framework August 2026 and the adopted Local Plan, 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/26/00538

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 9/9/2026

Email by James Jay named: Correspondence regarding replacement windows: Uploaded 9/9/2026

Email by James Jay named: Confirmation of reduction of height of 2No side windows: Uploaded 8/9/2026

Email by James Jay named: Confirmation of render colour: Uploaded 14/8/2026

Colour chart attachment sent by agent (Antique White chosen): Uploaded 14/8/2026

Drawing Number: E001: Existing Plan/Drawings: Uploaded 22/7/2026

Drawing Number: P001: Proposed Drawings/Plans: Uploaded 22/7/2026

Design and Access Statement: Uploaded 22/7/2026

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.

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.