

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00481

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Garage conversion with 2 No. rooflights to each of the side roof slopes of the existing garage roof; alterations to the existing flat roof element to the front of the existing store; and alterations to the existing glazed doors to the frontage to include a 1.1m high glazed screen.

SITE ADDRESS: 9 Billett Avenue, Waterlooville, PO7 7SZ

AGENT DETAILS: Mr Manns

APPLICANT DETAILS: Mr Potter

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 14 September 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

This application site is a detached, two storey dwellinghouse located on the north side of Billett Avenue. This property has a pitched roof, mock Tudor gable frontage with the main roof hipped with hanging tile to the first floor. This property is set back from the road with a spacious driveway, attached garage and lawn. The property benefits from a detached garage adjacent the front boundary.

2 **Planning History**

APP/22/00390 - Erection of 2 bay oak framed garage with dormers and home office above. – Permit - 23 December 2022

3 **Proposal**

Garage conversion with 2 No. rooflights to each of the side roof slopes of the existing garage roof; alterations to the existing flat roof element to the front of the existing store; and alterations to the existing glazed doors to the frontage to include a 1.1m high glazed screen.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Council's Ecologist:

Having carried out my own non exhaustive desk-based assessment using the application documents, online sources, and GIS mapping I am content that his proposal would be unlikely to result in ecological impacts. No further information is required.

6 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: 9

Number of site notices: Not applicable

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The proposal seeks the conversion of the existing integral garage into habitable accommodation, including a utility room, together with associated internal reconfiguration works. External alterations would include the removal of the existing garage door and its replacement with a window on the front elevation. On the side elevation, the existing windows and doors would be infilled with matching brickwork and replaced with a single access door serving the proposed utility room. Alterations to the rear elevation would comprise the installation of a full-height window and glazed sliding doors. The garage roof would be altered to the rear to a pitched roof design, incorporating two rooflights on each slope of the pitched roof. In addition, the existing flat-roofed element to the front of the storeroom would be altered to a hipped roof design.
- 7.4 Alterations are proposed to the front glazed area on the ground floor south-eastern elevation. These works would involve the replacement of the existing glazed doors with new doors incorporating a glazed screen measuring approximately 1.1 metres in height.
- 7.5 The proposed alterations are considered to be sympathetic to the design and appearance of the host dwelling. As such, they are not considered to result in any detrimental impact on the character or appearance of the property or the wider street scene.
- 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 The proposed alterations are not considered to have a harmful impact upon the neighbouring properties to the front, rear and side boundaries. Any impact upon these neighbouring properties would be considered minimal and acceptable.
- 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). 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 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 **GRANT PERMISSION** for application APP/26/00481 subject to the following 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing & Proposed Plans, Location & Block – Drawing No. 02A Rev B – Submitted 02 July 2026.

Reason: - To ensure provision of a satisfactory development.

Informative:

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.