

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Single storey side extension.
LOCATION:	8 Craigwell Road, Waterlooville, PO7 5PQ
REFERENCE NO:	APP/26/00551
APPLICANT:	Mr & Mrs C NEWTON
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	24/09/2026
WARD:	Purbrook
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a two-storey semi-detached dwelling with a converted loft and rear dormer located on the northern side of Craigwell Road, which is a 'no through road'. The road consists of a mix of detached and semi-detached houses and bungalows of varying age and design.
- 1.2 No. 8 Craigwell Road provides off-road parking to the front of the house and features a generously sized rear garden.

2. Planning History

APP/17/00538 - Single storey rear extension – Approved 11th July 2017

APP/18/00316 - Variation of Condition 2 of APP/17/00538 relating to an additional rooflight - Withdrawn 5th April 2018

3. Proposal

- 3.1 Single storey side extension.

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

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 Paul Tansom	No comments received.
Councillor Antonia Harrison	No comments received.
Councillor Caren Diamond	No comments received.
Portsmouth Water	No comments received. Officer comment: The nearest sewer pipe is measured at approximately 13 metres from the works, and officers consider unacceptable impacts to the sewer network as unlikely.

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: 9

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) 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

7.3 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension would be appropriate and proportionate to the plot and the dwelling and would not extend beyond No.8 Craigwell Road's existing rear elevation and would feature a modest height.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No. The extension would not affect No. 6 to the east because the existing building would shield it from the effects of the development. In relation to No. 10, the extension would be approximately 4.3 metres from its eastern elevation. Given that the proposed side extension would have an approximate maximum height of between 3.1 and 3.7 metres, excluding the front pitched-roof element, the resulting impacts would be limited and acceptable. In terms of overlooking, two existing side windows towards the rear facing No. 10 would be removed and one new window would be installed towards the front of the extension. The existing clear-glazed windows provide a more direct view, whereas the new window would be positioned further forward than the existing kitchen window on the eastern elevation of No. 10. Overlooking would therefore be reduced, and the proposal is considered acceptable in this respect.

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 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) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

- 7.12 The proposal would reduce the parking area through the loss of space to the front of the existing side extension. However, during the officer's site visit, it was evident that the front driveway could accommodate three parking spaces. Officers therefore consider that the proposal accords with the Havant Borough Council Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is acceptable in this regard.

(vi) Human Rights Act

- 7.13 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

- 7.14 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. 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/26/00551

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:

Drawing Number: CFA FULL 01 :Existing and Proposed Floor Plans, Block Plans, Existing and Proposed Elevations: Uploaded 28/07/2026

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the email by Chris Flint, Agent confirmation of materials: Uploaded 20/08/2026, 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.