

DELEGATED OFFICER REPORT

PROPOSAL	Loft Conversion with Front Dormers, Front Garage Extension, Rear Orangery and Roof Lantern
LOCATION:	37 Cavendish Drive, Waterloooville, PO7 7PJ
REFERENCE NO:	APP/26/00554
APPLICANT:	Mr Latimer & Ms White
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	24/08/2026
APPLICATION EXPIRY DATE:	22/09/2026
WARD:	Waterloo
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 37 Cavendish Road is an established detached dwelling located within a predominantly residential area of Waterloooville. The property features parking space to the front and a garden to the rear. The surrounding street scene is characterised by a varied mix of house styles, roof forms and extensions that have evolved over time. The property features brickwork and render for the external walls and brown concrete tiles for the roofs.

2. Planning History

- 2.1 No relevant history

3. Proposal

Loft Conversion with Front Dormers, Front Garage Extension, Rear Orangery and Roof Lantern

Officer comment:

The plans and planning statement refer to a rear dormer being built utilising permitted development rights which are granted by class B of the GDPO, the agent has provided the cubic increases of the works and based upon these calculations and correspondence the rear dormer would comprise permitted development. An informative will be added to the decision notice if permission is forthcoming alerting them that if the correspondence provided is erroneous, that the rear dormer will need to be regularised with a planning application. In light of this the rear dormer is not discussed further in this report.

The garage pitched roof would also not require planning permission (and only due to the guttering) as it features an approximate ridge height of 3.8 metres and has

therefore not been considered as expedient to be added to the application's description.

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 2026, 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

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 Peter Wade	No comments received.
Councillor Gwen Robinson	No comments received.
Councillor Ryan Brent	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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 10

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways/parking provision
- (v) Biodiversity Net Gain (BNG)
- (vi) Human Rights Act
- (vii) Equalities and Diversities

(i) Principle of Development

7.2 The application site is located within the defined urban area, i.e. within a 'Settlement' for the purposes of the National Planning Policy Framework (NPPF), August 2026, where further development is considered acceptable in principle, subject to consideration of detailed development management criteria.

(ii) Impact upon the character and appearance of the area

Loft Conversion with Front Dormers

7.3 The application proposes 2 front dormers to attach to the existing front gable, regarding dormers, the Havant Borough Design Guide SPD states:

"Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof".

Whilst the dormers in scale would accord with the Havant Borough Design Guide SPD, they would not fully accord with this guidance owing to that they attach to the existing front gable roof, owing to the small scale of both dormers, they are not considered an overly incongruous design, helped by the small scale and pitched roof design, in light of this, the 2No front dormers are considered to have an acceptable impact upon visual amenities.

Front Garage Extension

7.4 The garage extension would extend to the front and would moreover extend upwards by virtue of a new pitched roof. It would improve the existing garage by virtue of a pitched roof, being more in keeping with the existing dwelling, and would not extend forward of the existing forwardmost part of the dwelling ensuring a subservient and acceptable design. Regarding this, the works to the garage are considered as acceptable.

Rear Orangery

- 7.5 The proposed rear orangerie would feature a limited footprint, a modest height and would infill next to the existing rear extension to the property and not extend beyond the existing rearmost part of the dwelling, in light of this, the rear orangerie is considered to have an acceptable impact upon visual amenities.

Roof Lantern

- 7.6 The proposed roof lantern is considered to have a minimal and acceptable impact upon visual amenities.

Materials

- 7.7 The materials of the works would match the existing dwelling which is considered as acceptable.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and the proposal is therefore considered to be acceptable, meeting the requirements of Policies CS16 of the HBLP (Core Strategy), and the NPPF 2026. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

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

No, the roof lantern would have an acceptable impact. The front dormers would be sited within the roof slope preventing unacceptable overshadowing and overbearing impacts, and its fenestration would face the public realm which is considered acceptable regarding overlooking concerns. The front garage extension would only require planning permission due to its overhang, and with reference to its approximate eaves height of 2.4 metres and separation distance from No.35 of approximately 1.5 metres would have limited and acceptable impacts. It would feature a rooflight however this would be high level and would have no adverse impact. The rear orangerie with reference to its proposed height and separation distance from No.35 would acceptably impact this property.

- 7.10 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.11 Is there sufficient amenity space?

Yes

- 7.12 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) Highways/parking provision

- 7.13 The proposal would not increase the number of bedrooms, however it would extend the garage over existing parking space. The extended garage would be approximately 2.35 metres wide and therefore could not be counted as a parking space with relevance to the Havant Parking SPD which requires 3 metres x 6 metres. However, it is noted the application site features a generously sized front driveway that would exceed 3 parking spaces and the proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Parking SPD and is considered acceptable in this regard.

(v) Biodiversity Net Gain (BNG)

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

(vi) 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.

(vii) 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 complies with the newly published NPPF (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/26/00554 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:

Email by Thea Travers-Ayre named Agent confirmation of garage roof materials:
Uploaded 22/09/2026

Email by Thea Travers-Ayre named Agent correspondence for cubic roof
increase of proposal: Uploaded 22/09/2026

Drawing Number: 1101.26.2: Proposed Elevation plans, Floor Plans and Roof
Plan: Uploaded 28/07/2026

Drawing Number: 1101.26.0: Block Plan: Uploaded 28/07/2026

Drawing Number: 1101.26.1: Existing Elevations, Floor Plans and Existing Roof
Plan: Uploaded 28/07/2026

Location Plan: Uploaded 28/07/2026

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 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:

You sought and were provided with pre-application advice,

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

2. You are advised that with regard to the proposed rear dormer of which correspondence on 14/09/2026 and 22/09/2026 has been received that 50sqm3 would not be exceeded and that the rear dormer comprises permitted development. With regards to the proposed combined cubic volume increases of the works. If the information received is erroneous and the rear dormer does not comply with permitted development rights, then the rear dormer would no longer constitute a lawful development. In the latter scenario a revised application would need to be submitted for the rear dormer, the outcome of which cannot be guaranteed.