

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey rear extension
LOCATION:	155 London Road, Cowplain, Waterloooville, PO8 8ER
REFERENCE NO:	APP/26/00465
APPLICANT:	Mr Chris Coates
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	02/09/2026
APPLICATION EXPIRY DATE:	30/09/2026
WARD:	Cowplain
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a two-storey end of terrace dwellinghouse located in Cowplain. To the front of the dwelling is a parking space, to the side is a shared alley for Nos 155 and 153 London Road and to the rear is the rear garden. The property's materials feature a slate roof and brickwork for the external walls.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similar properties nearby on the western side of the road and a mix of designs on the eastern side.

2. Planning History

[Planning Application - APP/12/00991](#)

Installation of new dropped kerb.
Approve with Conditions
07/12/2012

3. Proposal

Proposed single storey rear 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 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

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

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.

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: 54

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) 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, 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

- 7.3 The extension would be a reasonably deep addition to the original dwelling, with a long proposed approximate 7.2 metre flat roof extension connecting to the original rear of the dwelling and side. It would however be single storey with a modest eaves level, though higher than the original rear extension resulting in an addition that on balance can be seen as a subservient addition to the main dwelling. Officers note that the rear extension though of a deep nature would not extend beyond the existing rearmost part of the dwelling. It is considered that due to the extension works not being readily visible on the street scene and due to its proposed single storey nature and modest height this extension on balance would have an acceptable impact regarding the character of the area and the street scene.

Materials

- 7.4 The extension walls will be conditioned to match the existing rear extension serving the ground floor kitchen and bathroom which would have an acceptable impact upon visual amenities.
- 7.5 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) Impact upon residential amenity

- 7.6 The proposal owing to its scale, height and location would acceptably impact properties to the front and rear, and No.157 London Road.

No.153 London Road

- 7.7 Regarding overlooking, the proposal would feature only rear fenestration which would face the rear garden which is considered as acceptable. Regarding overshadowing and overbearing concerns Officers have performed a 45 degree angle test (height) from Figure 5.12 of the Havant Borough Design Guide SPD regarding this proposal. It is considered that if the rear extension would fail both tests, that it would have an unacceptable impact with regards to overshadowing of this dwelling. The rear extension would not meet the test's standards regarding depth but would meet the height test in relation to No. 153, as the angle would intersect the shared fence. Officers are therefore satisfied that the works at No. 155 would have an acceptable impact on No. 153.

(viii) Biodiversity Net Gain (BNG)

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

(ix) Human Rights Act

- 7.9 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.

(x) Equalities and Diversities

- 7.10 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 and appropriate in terms of design and its impact on the character of the area and would not adversely impact on the amenities of the neighbouring properties. The proposal complies with the August 2026 National Planning Policy Framework and the adopted Local Plan and on this basis it is recommended for approval.

9. RECOMMENDATION:

That the Head of Planning and Growth be authorised to **Approve with Conditions** for application APP/26/00465 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:

Drawing Number: G001 Rev A: Amended site and location plan: Uploaded
12/08/2026

Drawing Number: G202 Rev A: Proposed Rear Elevations: Uploaded 05/08/2026

Drawing Number: G102: Existing Rear Elevation: Uploaded 23/06/2026

Drawing Number: G101: Existing Side Elevations: Uploaded 23/06/2026

Drawing Number: G201: Proposed Side Elevations: Uploaded 23/06/2026

Drawing Number: G100: Existing Ground & Roof plan: Uploaded 23/06/2026

Drawing Number G002: Site Block Plan: Uploaded 23/06/2026

Drawing Number G200: Proposed Ground Floor plans: Uploaded 23/06/2026

Reason: - To ensure provision of a satisfactory development.

3. The external wall materials used shall match the light green render 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.