

DELEGATED OFFICER REPORT

PROPOSAL	Loft conversion incorporating a side dormer extension and roof lights. External material changes, revised fenestration, solar panels on the side roof slope and part demolition of existing garage structure.
LOCATION:	6 Oakhurst Drive, Waterloooville, PO7 7PN
REFERENCE NO:	APP/26/00580
APPLICANT:	Mr & Mrs Roberts
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	08/09/2026
APPLICATION EXPIRY DATE:	01/10/2026
WARD:	Waterloo
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

- 1.1 The application site comprises a chalet bungalow located in Waterloooville. The property features parking to the front and a garage to the side. To the rear of the dwelling is the rear garden. The property is within an urban and residential area, with the character of the street featuring a mix of designs and external finishes.

2. Planning History

- 2.1 No relevant history

3. Proposal

- 3.1 Loft conversion incorporating a side dormer extension and roof lights. External material changes, revised fenestration, solar panels on the side roof slope and part demolition of existing garage structure.

Officer comment:

- 3.2 The plans have been amended to remove 2No rooflights on the proposed dormer, to remove the flue and to amend the plans for the 3No side rooflights to be obscured.

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

CS15 Flood and Erosion Risk

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.
Emma Chisnall (Climate Change)	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: 6

Number of representations received: 1 Objection

I am particularly concerned about the proposed Velux windows and the potential for these windows to result in a loss of (Redacted). Their position and orientation could create opportunities for (Redacting) and would alter the level of (Redacted).
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I am also concerned about the outlook from these windows and the (Redacted). The proposed windows could result in an intrusive and overbearing presence, particularly (Redacted).

I would therefore ask the Council to carefully assess the relationship between the proposed Velux windows and (Redacted).

I am also very concerned about the proposed log-burning stove and associated flue, particularly the potential for fumes to affect (Redacted) as the plans show it will be extremely close (Redacted).

The potential impact of smoke, fumes and odours on neighbouring properties should, in my view, be carefully considered before permission is granted. I would ask the Council to ensure that the application adequately demonstrates that the proposed flue and appliance would not cause an unacceptable nuisance or detrimental impact on neighbouring residents not just from fumes but also appearance.

Officer comment: The flue has been removed from the proposal, and the rooflights would be at a high level and will be conditioned as so. Moreover, the 3No Master Bedroom and ensuite rooflights have been amended to be shown as obscure further reducing impacts.

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

Yes, the dormer would reflect the appearance of other dormers in the street, while the remaining works are minor and would have an acceptable effect on visual amenity.

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, the cladding and aluminium fenestration would be unique on the road, however, it is not considered incongruous or to detract from the street scene, which features a mix of materials, and the material palette specified will be conditioned if permission is forthcoming.

- 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) 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

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

No, the dormer would primarily impact driveway space, and its fenestration would face No.4 Oakhurst Drive's wall which features 1No obscure window and this impact is considered as acceptable. The change in materials, solar panels, and reduction in size of the existing garage would have minimal impacts. The proposed fenestration changes including change of materials of the fenestration and new rooflights would have acceptable impacts as the rooflights would be high level and will be conditioned if permission is forthcoming and the replacement aluminium fenestration is at ground floor level, where impacts would replicate existing levels of overlooking.

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

Yes.

- 7.9 Is there sufficient amenity space?

Yes

(iv) Highways/parking provision

- 7.10 The occupancy of the dwelling would increase from 3 to 4 bedrooms, which requires 3 parking spaces to be shown on site to accord with the Havant Parking SPD. The 3 spaces shown on the parking plan is considered as acceptable 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)

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

(vi) Flood risk

- 7.12 Due to part of the application site being located in Surface Water NaFRA2, a Flood Risk Assessment form was requested during the application process. A Flood Risk Assessment form was provided, and the proposed mitigations are considered acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

(vii) 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.

(viii) 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 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 is considered to be acceptable regarding parking provision. The proposal complies with the published NPPF (2026) and the adopted Local Plan. 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/26/00580 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: -01 Revision A: Amended Block Plan and Location Plan: Uploaded 18/09/2026

Flood Risk Assessment 6 Oakhurst Drive: Uploaded 18/09/2026

Email By Liam Lancaster named: Cladding Correspondence: Uploaded 18/09/2026

Drawing Number: -04 Revision D: Amended Proposed Ground and First Floor Plans: Uploaded 18/09/2026

Drawing Number: -05 Revision D: Amended Proposed Elevations: Uploaded 18/09/2026

Drawing Number: -02: Existing Floor & Roof: Uploaded 06/08/2026

Drawing Number: -03: Existing Elevations: Uploaded 06/08/2026

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.

4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted the 4 rooflight windows in the first floor on the northeastern elevation shall feature a height of at minimum 1.7m above finished floor level for the 3 No Master Bedroom and Ensuite rooflights and a minimum of 2.1m above finished floor level for the landing window and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.