

DELEGATED OFFICER REPORT

PROPOSAL	Proposed two storey side and rear extensions with loft conversion, roof alterations (including rear dormers and flue). Bay windows and front porch, alterations to fenestration and materials.
LOCATION:	43 Hart Plain Avenue, Waterloo, PO8 8RX
REFERENCE NO:	APP/26/00526
APPLICANT:	Mr & Mrs S LAWSON
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	09/10/2026
APPLICATION EXPIRY DATE:	16/09/2026 (Agreed extension of time to 15/10/2026)
WARD:	Hart Plain
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 43 Hart Plain Avenue is a large detached residential dwelling and is surrounded by amenity space which is hard-surfaced for the provision of parking a minimum of 4 cars. The dwelling is constructed with red brick on the ground floor and pebbledash on the first with a hipped roof constructed of concrete tiles. No 43 is situated on a minimal slope from north to south and the boundary is made up of 1.8m fencing with substantial space available to the residents. It is noted that a care home is currently under construction to the west of the site.

2. Planning History

Planning Application - APP/16/00608
Single storey rear extension, new front bay window and cladding to the first floor elevations. Approve with Conditions 15/07/2016 Officer comment: This would not appear to have been implemented.

3. Proposal

Proposed two storey side and rear extensions with loft conversion, roof alterations (including rear dormers and flue). Bay windows and front porch, alterations to fenestration and materials.

Officer comment:

- 3.1 The plans have been amended to reduce the bulk of the second floor, and the agent has amended the plans due to the applicant's request to feature brickwork at the first floor in lieu of cladding (except the bay windows).
- 3.2 It is also noted that the plans were erroneous in stating the works are for a front extension. However, this has been amended with the correct description advertised. Officers consider the plans to be acceptable to assess in light of the revised 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

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

DM10 Pollution

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 Elaine Shimbart	No comments received.
Councillor Jason Gillen	No comments received.
Councillor Ann Briggs	No comments received.
Environmental Health	Environmental Health (pollution) has no objection to the above

	<p>proposals with regards to noise concerns.</p> <p>A review of online mapping indicates that there appear to be no significant noise sources in the vicinity of the development site (such as major roads or industrial premises) that would introduce concerns for adverse noise impacts on habitable rooms. An acceptable level of amenity is expected to be achieved using typical building elements such as standard thermal glazing and provision of background ventilation that complies with building regulations.</p> <p>Due to the proximity of neighbouring residential dwellings, the following condition restricting hours is recommended.</p> <p>Construction Hours</p> <p>Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays</p> <p>Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times.</p> <p>Please also include the following informative notes on the decision notice.</p> <p>Asbestos Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any</p>
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	<p>recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.</p> <p>Dust Best Practicable Means (BPM) should be used in controlling dust emissions.</p> <p>Smoke No waste materials should be burnt on site during the construction phase.</p> <p>Officer comment: The recommended construction hours condition has not been considered as reasonable or necessary to impose and will instead be added as an informative. The other recommended informatives will also be added to the decision notice if permission is forthcoming.</p>
Ecologist	<p>Following a review of the application documents, online imagery and GIS mapping I am content that the dwelling is not likely to be suitable for supporting protected species. There is no justification for requesting ecological information.</p>

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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1 st Site Notice		11/08/2026	02/09/2026	Is advertised in the public interest
2 nd Site Notice		17/09/2026	08/10/2026	Is advertised in the public interest

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 and environmental matters
- (iv) Highways/parking provision
- (v) Ecology and Biodiversity Net Gain (BNG)
- (vi) Developer Contributions
- (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 The works would be readily visible on the street scene, and would result in a significant re-design of the existing dwelling.

Roof works

7.4 The proposed roof has been amended during the application process to be lowered at its sides to decrease the sense of bulk from the proposal. The roof would also feature 3No small, pitched roof dormers to the rear and a flue on the side of the roof. Whilst the roof would feature significantly more bulk than the present hipped roof, the street scene is relatively varied in bulk, and the care home approved under APP/22/00837 is currently under construction and owing to its large scale helps reduce the prominence of the works proposed under APP/26/00526. With regards to these considerations the proposed roof form is

considered as acceptable. The 3No dormers would accord with guidance from the Havant Borough Design Guide SPD owing to their small nature and pitched roofs and are considered as acceptable. The side flue would also be of a small nature and is considered as acceptable.

Two storey side extension

- 7.5 Whilst the extension would increase the bulk of the dwelling and would make the dwelling significantly larger than most residential properties to the north and east of the site, it is noted that a care home to the west of the site is currently under construction approved under APP/22/00837 and Cowplain School is located to the east which would help lessen the sense of visual prominence from the proposal. It is also noted that the two-storey side extension would neither be set down or set back, however, with reference to the symmetry of the design, and the inclusion of the bay windows and porch this has not been considered to be a detriment to the visual amenities of the site and would help balance the front elevation. With regards to these considerations, on balance the proposed two storey side extension whilst prominent, is considered to be acceptable for the site and the locality.

Bay windows

- 7.6 The proposed 2No bay windows would feature a modest depth with regards to the dwelling and would feature a pitched hipped roof in keeping with the dwelling, in light of this, they are considered to have an acceptable impact regarding visual amenities.

Porch

- 7.7 The proposed front porch would be of a small scale to the existing dwelling and would feature a modest depth and is considered to have an acceptable impact regarding visual amenities.

Visual impact of all elements of the works

- 7.8 Whilst the changes would be prominent, the proposal would significantly completely re-model the existing dwelling and with the existing mix of character of the area and the proposed contemporary and attractive uplift it is considered that the proposals would not negatively harm the character and appearance of the area and is therefore considered acceptable with regards to its design.

Materials

- 7.9 The works would feature brickwork for the external walls, anthracite coloured cladding for the bay windows and a slate roof and would remove the first floor pebbledash which is dated. This is considered to uplift and modernise the property and is considered an improvement and acceptable.
- 7.10 The design and appearance of the proposal is on balance 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 on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity and environmental matters

- 7.11 With regard to the proposed location and scale of the works, properties to the front and rear of the application site are considered to be acceptably impacted. The proposed changes of external materials are considered to have an acceptable impact upon neighbouring properties.

41a Hart Plain Avenue

- 7.12 With the exception of the bay windows, the proposed two-storey side extension would have a minimal impact on No.41a because the existing dwelling would screen the works. The proposed front porch would be single storey and face the public realm. Given its scale and location, it would not result in unacceptable overlooking, loss of light or overbearing impacts. The westernmost bay window would also have an acceptable impact on No.41a. The easternmost bay window would be approximately 8.5 metres from No.41a and, having regard to the proposed ridge height of approximately 6.7 metres, any overshadowing or overbearing effect would be acceptable. Although the side-facing part of this bay window may allow increased views towards No.41a and its landing window, the bay window would have a limited depth and similar views are already available from the public realm. On balance, officers consider the resulting overlooking impact to be acceptable.
- 7.13 The three proposed rear dormers would be set into the roof and would contain rear-facing windows overlooking the garden of No.43. Officers consider that their impact on No.41a Hart Plain Avenue would be acceptable. The roof alterations on the western side would not affect No.41a because they would be screened by the existing dwelling. The alterations on the eastern side would affect the side windows of No.41a; however, the officer's site visit established that these windows serve a hallway, landing and kitchen storeroom, rather than habitable rooms. On balance, the resulting increase in overshadowing and sense of enclosure would therefore be acceptable.

Care Home approved under APP/22/00837

- 7.14 The closest element of the proposal, the two-storey side extension, would be approximately 19 metres from the eastern side elevation of the care home. Given this separation, any overshadowing or overbearing effects would be limited and acceptable. The three rear dormers would face the garden of No.43 and would have minimal overlooking impacts on the care home. The side-facing windows in the bay windows and the proposed windows in the western elevation of the two-storey side extension would face clear-glazed windows in the care home's eastern elevation. However, those windows do not serve habitable rooms and the closest windows of the proposal would be separated by approximately 19 metres. Furthermore, windows at first-floor of the two-storey western extension will be conditioned to be obscurely glazed and only openable from 1.7 metres from finished floor level to minimise impacts upon the residents amenity. Officers therefore consider the impact on the care home to be acceptable.

Environmental matters

- 7.15 Due to the proposed flue, Environmental Health has been consulted during the application process. Environmental Health has not objected to the proposal, however, they have recommended a condition and informatives be added to the decision notice, if permission is forthcoming. The informatives will be added to the decision notice, and officers consider there to be an acceptable impact and that the proposal accords with

Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011. Environmental Health has recommended a condition regarding construction hours, however, this has not been considered as reasonable or necessary to impose as a planning condition and instead will be added to an informative.

- 7.16 Consequently, it is considered that the proposal on balance 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways/parking provision

- 7.17 Parking space would be reduced on site due to the proposal and occupancy would be increased on site from 5 to 6 bedrooms. However, it was noted on the officer's site visit that the application site would still feature more than 3 parking spaces on site as a result of the works 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 as acceptable in this regard.

(v) Ecology and Biodiversity Net Gain (BNG)

- 7.18 Due to extensive works to the property and to the roof, the Council's Ecologist has been consulted during the application process regarding risk to protected bat species. Regarding this, the Council's Ecologist stated "*Following a review of the application documents, online imagery and GIS mapping I am content that the dwelling is not likely to be suitable for supporting protected species. There is no justification for requesting ecological information*". Regarding this comment, risk to protected bat species is considered to be unlikely and the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

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

(vii) Developer Contributions

- 7.20 The proposal would be CIL liable due to increasing floor space on site by over 100 square metres, however a Cil exemption form has been provided.

(ix) Human Rights Act

- 7.21 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

- 7.22 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 This proposal has been assessed against the recently updated NPPF, August 2026 and the development plan. The proposed development whilst prominent and significant in visual change, is appropriate in terms of design and on balance its impact on the character of the area is acceptable and on balance 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 and Growth** be authorised to **Approve with Conditions** for application APP/26/00526 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: CFA FULL 01 Revision 3: Amended Proposed Plans and Elevations: Uploaded 17/09/2026

Drawing Number: CFA FULL 02 Revision 2: Amended Existing Plans and Elevations, Block Plan, Location Plan and Streetscene Plan: Uploaded 17/09/2026

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 extensions hereby permitted the 5No windows in the first floor on the eastern elevation and western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 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.

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 were updated about issues after the initial site visit.

2. During the application process Environmental Health has left the following comments:

Environmental Health (pollution) has no objection to the above proposals with regards to noise concerns.

A review of online mapping indicates that there appear to be no significant noise sources in the vicinity of the development site (such as major roads or industrial premises) that would introduce concerns for adverse noise impacts on habitable rooms. An acceptable level of amenity is expected to be achieved using typical building elements such as standard thermal glazing and provision of background ventilation that complies with building regulations.

Due to the proximity of neighbouring residential dwellings:

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times.

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment

the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions.

Smoke

No waste materials should be burnt on site during the construction phase.