

DELEGATED OFFICER REPORT

PROPOSAL	Single Storey Rear Extension
LOCATION:	46 Orchard Road, Havant, PO9 1AU
REFERENCE NO:	APP/26/00617
APPLICANT:	Mr & Mrs G Best
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/09/2026
APPLICATION EXPIRY DATE:	20/10/2026
WARD:	St Faiths
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey semi-detached property on the southern side of Orchard Road in Havant. The property features parking to the front, a side attached garage and a garden to the rear. The property's material feature brickwork and white cladding for the external walls, and the roof comprises a gable pitch and brown concrete tiles.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similarly designed dwellings in evidence.

2. Planning History

- 2.1 No relevant history.

3. Proposal

- 3.1 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 Phil Munday	No comments received.
Councillor Gillian Harris	No comments received
Councillor Daniel Berwick	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: 7

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) Equality and Diversity

- (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 extension would be appropriate and proportionate to the plot and would only provide a modest increase of depth to the dwelling, it would moreover be similar to what could be done under permitted development rights, only requiring planning permission due to extending beyond an existing side wall of the dwelling.

- 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, it would feature matching materials 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) 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 impacts towards No.44 Orchard Road, are minor, and a 3-metre-deep extension could be undertaken under permitted development rights which would exceed the impacts of this proposal towards this property. There is 1No side window on No.48 Orchard Road, however a non-attached side extension could be undertaken to the boundary which would exceed any impacts of the current proposal and moreover it is noted that the extension (on the side) would feature an approximate 2.7 metre separation distance from this window.

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

Yes.

- 7.9 Is there sufficient amenity space?

Yes

(iv) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this householder application is exempt from the requirements relating to

Biodiversity Net Gain.

(v) Human Rights Act

- 7.11 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.

(vi) Equality and Diversity

- 7.12 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 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/26/00617 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: 9248 01: Existing Location, Block, Floor and Elevation Plans:
Uploaded 20/08/2026

Drawing Number: 9248 02: Proposed Floor Plans and Elevations: Uploaded
20/08/2026

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.

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.