

DELEGATED OFFICER REPORT

PROPOSAL	Variation of Condition 2 (approved plans) of planning application APP/25/01031 to vary the approved dormers and windows.
LOCATION:	109 Silverdale Drive, WaterlooVille, PO7 6DU
REFERENCE NO:	APP/26/00588
APPLICANT:	Mr A Gibbs
APPLICATION TYPE:	Removal/variation of conditions
CONSULTATION EXPIRY DATE:	04/09/2026
APPLICATION EXPIRY DATE:	07/10/2026
WARD:	Hart Plain
CASE OFFICER	Jennie Fox
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 109 Silverdale Drive is a detached chalet bungalow to the north-west of Silverdale Drive. The property is set back from the street by approximately 6.8m with a block paved driveway adjacent to the south west boundary leading to a detached garage behind the main dwelling. The frontage has been gravelled and is open to the road. The main dwelling is finished in red brickwork with white uPVC fenestration under a profiled concrete tile hipped roof. There are large flat roofed dormers to either side of the roof and the dwelling has also previously been extended to the front at ground floor under APP/24/00492. The extension is currently unfinished and has bare blockwork showing. There is a raised patio to the rear with steps down to an approximately 10.6m wide and 25m long garden surrounded by a mixture of hedging and close-boarded fencing of various heights.
- 1.2 The area immediately surrounding the application site is predominantly residential and is comprised of one and two storey bungalows of varying styles. The site is at the edge of Havant Borough and backs on to a wooded area around Billy's Lake controlled by Winchester City Council.

2. Planning History

APP/24/00492. Front single storey extension. PERMIT 10/10/2024.

APP/25/01031. Hip to gable loft conversion with enlarged box dormers, new front porch canopy, single storey rear extension, raised platform and steps to garden, alterations to external materials, and demolition of existing rear garage. PERMIT 08/05/2026

3. Proposal

- 3.1 Variation of Condition 2 (approved plans) of planning application APP/25/01031 to vary the approved dormers and windows.

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 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)
DP3	(Key principles for well-designed places)
DP4	(The design process)

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
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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.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		21/09/2026	12/10/2026	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) 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; therefore development is considered acceptable in principle subject to development management criteria.

7.3 Section 73 of the Town and Country Planning Act 1990 provides for the determination of applications to develop land without compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposal seeks to vary the approved drawings by making changes to the approved fenestration, including removing a rear facing Juliet balcony and repositioning a window on the south facing dormer. The repositioned window and another window on the north facing dormer would be reconfigured so that they would not be fixed to 1.7m above floor level with a top opening light. The proposed changes would not significantly affect the overall appearance of the proposal, particularly when viewed from the public realm.

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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed changes to the rear facing first floor fenestration would have a limited impact on neighbouring properties. A condition preventing use of the single storey extension roof as a balcony would continue to apply.
- 7.7 The side facing dormer windows to be varied would both be located towards the front of the property such that they would not look towards private garden areas. Of the remaining dormer windows, one would be set at high level above a staircase and the other would serve a bathroom. It would be appropriate for the bathroom window to remain fixed to 1.7m above floor level and obscure glazed as annotated on the drawings provided.
- 7.8 Consequently, it is considered that the proposal will 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) Parking provision

- 7.9 The proposed amendments would have no impact on the approved parking arrangements.

(v) Biodiversity Net Gain (BNG)

- 7.10 It is noted that the original householder application was exempt from the requirements relating to Biodiversity Net Gain.

(vi) 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.

(vii) Equalities and Diversities

- 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, 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. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Head of Planning and Growth be authorised to **GRANT PERMISSION** for application APP/26/00588 subject to the following conditions -

Conditions:

1	<p>The development must be begun not later than 08 May 2029.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan received 17 December 2025 Block Plan received 17 December 2025 Proposed Plans 1143-26-2 Rev. C Email received 04 May 2026</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms, email received 04 May 2026, and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>
4	<p>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the bathroom window in the dormer on the side elevation facing north 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.</p> <p>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.</p>
5	<p>At no time shall the flat roof of the rear extension hereby approved be used as a balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of the amenities of the neighbouring occupiers and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

1	<p>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:</p> <ul style="list-style-type: none">• 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, <p>In this instance:</p> <ul style="list-style-type: none">• Your application was acceptable as submitted and no further assistance was required.
2	<p><u>Protection of Public Sewers</u></p> <p>You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p>