DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00598

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Part single-storey, part double-storey rear extension

SITE ADDRESS: 63 Southleigh Road, Havant, PO9 2QQ

AGENT DETAILS: Mr Walker
APPLICANT DETAILS: Amy and Sean Longden-Thurgood

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 15 October 2026

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

63 Southleigh Road, Havant comprises a two-storey detached dwellinghouse constructed of red brick, with white render to the front elevation. The property benefits from an existing single-storey rear extension. A car port is situated along the southern side elevation, providing access to a timber-framed shed/storage building located adjacent to the southern boundary.
The dwelling is set back from the highway and benefits from a hard-surfaced frontage providing off-street parking. To the rear, the garden is predominantly laid to lawn and includes a patio area and pergola directly adjoining the rear elevation of the dwelling. Boundary treatments along the rear and side boundaries consist primarily of timber fencing approximately 2 metres in height, supplemented by established hedging of varying heights.

2 Planning History

None relevant

3 Proposal

Part single-storey, part double-storey rear extension

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Berwick	No comments received.
Councillor Harris	No comments received
Councillor Munday	No comments received.

Portsmouth Water
No comments received

6 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 Objection

The Drawings are not accurate therefore cannot assess the impact.
Officer Comment: Amended plans were submitted no further comments received.

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) 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, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 The first element comprises a single-storey rear extension replacing the existing structure. It would project 5 metres from the north-western rear elevation, span 9.7 metres and project 5.35 metres from the south-western rear elevation. The extension would have a flat roof, approximately 2.9 metres high, incorporating a roof lantern. Facing brickwork would match the existing dwelling.

7.4 The second element comprises a partial two-storey rear extension, extending the existing first floor on the north-western rear elevation over part of the proposed single-storey extension. It would project 2.9 metres, measure 3.75 metres wide and retain a pitched roof, with an eaves height of 5.4 metres and a maximum height of approximately 6.2 metres above ground level. A roof light is proposed to each side of the roof slope of the pitched roof. The proposed materials would match the existing dwelling.

7.5 Given their location at the rear of the property, the proposals would not be readily visible from the public realm and would not harm the visual character of the street scene.

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). 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

7.7 To the north of the site is No. 65 Southleigh Road. The proposed extensions would be approximately 12 metres from its side-facing elevation. No additional first-floor windows are proposed in the side elevations. Although a rooflight is proposed in the side-facing roof slope, its height and position would prevent unacceptable overlooking. The proposal would therefore have a limited and acceptable impact on the living conditions of the occupiers of No. 65 Southleigh Road.

7.8 To the south of the site is No. 61 Southleigh Road. The proposed single storey extension would be approximately 7 metres from its side-facing elevation, with the two storey extension element approximately 13.3m from its side-facing elevation. No additional windows are proposed in the proposed side elevations. Although a rooflight is proposed in the side-facing roof slope, its height and position would prevent unacceptable overlooking. The proposal would therefore have a limited and acceptable impact on the living conditions of the occupiers of No. 61 Southleigh Road.

7.9 The proposed extensions would be more than 49 metres from the shared rear boundary of the neighbouring properties to the rear. Given this substantial separation distance, the proposal would not harm the amenities of their occupiers.

7.10 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).

(iv) Biodiversity Net Gain (BNG)

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

(v) Human Rights Act

7.12 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) Equalities and Diversities

7.13 This planning 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.

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9 RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00598 subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan – Drawing No. P0 – Submitted 17 September 2026
Proposed Ground Floor – Drawing No. P1A - Submitted 17 September 2026
Proposed First Floor – Drawing No. P2A - Submitted 17 September 2026
Existing and Proposed Roof Plan – Drawing No. P9 - Submitted 17 September 2026
Existing and Proposed Front and Rear Elevations – Drawing No. P3 - Submitted 17 September 2026
Existing & Proposed Right/Left Side Elevations – Drawing No. P4 - Submitted 17 September 2026
Proposed 3D1 – Drawing No. P5 - Submitted 17 September 2026
Proposed 3D2 – Drawing No. P6 - Submitted 17 September 2026
Proposed 3D3 – Drawing No. P7 - Submitted 17 September 2026
Proposed 3D4 – Drawing No. P8 - Submitted 17 September 2026

Reason: - To ensure provision of a satisfactory development.

Informative:

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 following receipt of amended plans, and no further assistance was required.