

Site Address: 174 Southwood Road, Hayling Island, PO11 9QL

Proposal: Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.

Application Type: Full Planning Permission

Application No: APP/23/00686 **Expiry Date:** 05/12/2023

Applicant: Mr Snell

Agent: Mr Tyrrell **Case Officer:** Joseph Toole
Cloud 9 Design Studio Ltd

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey detached dwellinghouse, located on the south side of Southwood Road, Hayling Island. The property is of brick construction with a pitched roof and is set back from the road with the front curtilage bordered by a white rendered boundary wall. To the south of the site is Hayling sea front. There is a mixture in housing styles along Southwood Road.

Part of the application site is located within Flood Zone 2 and 3.

2 Planning History

04/69560/000 - Retention of 2 sheds in rear garden., PERM,22/10/2004
04/69560/001 - Rear conservatory., PERM,19/11/2004
APP/21/01435 - Addition of second floor and external works to existing property including external staircase and terraces with glass balustrades to first and second floor (southern aspect); ground floor rear extension, render to external walls; ancillary store and home office to north of property and raised decking to north of site., PERM,23/02/2022

3 Proposal

The proposal is for the demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding to the front. This differs from the previous planning permission which was for additional second floor approved under planning reference APP/21/01435. The proposal would be of a larger size and have a ridge height of approximately 0.7 metres higher than the previous approval. The reason for this application was to provide a more flood resilient development. During the process of the application the scheme has been amended with the following changes:

- Reduced the depth of the property to the front by 0.5 metres
- Reduced the overall height by 0.5 metres
- Reduced the bulk of the scheme by reducing the parapet height

4 **Policy Considerations**

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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**

Building Control

No Comment.

Coastal Engineering

Thank you for consulting with Coastal Partners on the above application, I can confirm that we have no objection in principle to the proposed development from a tidal flood risk perspective, but are able to offer the following comments and advice.

The site is mostly located within the Environment Agency's present day Flood Zone 3 and is therefore at risk (0.5% annual probability) from experiencing an extreme tidal flood event. The site is shown to be increasingly vulnerable to the effects of climate change.

For information, the present day 1:200 year extreme tidal flood level for Chichester Harbour is shown by the Partnership for South Hampshire's Strategic Flood Risk Assessment (PfSH SFRA) to be 3.4 mAOD, increasing to a predicted 4.5 mAOD by 2115, due to the effects of climate change.

However, the PfSH SFRA is currently being updated to reflect current climate change guidance. The latest guidance for calculating climate change sea level allowances can be found here:

www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#sea-levelallowances.

The applicant has submitted a Flood Risk Assessment (FRA) in support of the application, compiled by Ambiental and dated June 2023, outlining how flood risk at the site will be mitigated. The FRA states that detailed flood modelling provided by the Environment Agency shows the present day 1:200 year extreme tidal flood level to be 4.65 mAOD, increasing to 5.85 mAOD by 2125, using the UKCIP 2018 Higher Central climate change allowances.

As outlined within the FRA, current biannual beach management activities undertaken by Coastal Partners as part of the South Hayling Beach Management Plan protect the site to a 1:200 year standard of protection. However, it is important to note that funding is not guaranteed for future delivery of the project, therefore residual flood risk remains in the form of wave overtopping, breach of defences or extreme tidal flood events that exceed the 1:200 year level.

Finished floor levels (FFLs) of the new dwelling are to be raised from 4.3 mAOD to 5.0 mAOD, as high as is practical for the development and above the present day 1:200 year level provided by the Environment Agency. The proposed FFL is 0.85m below the design tide level, therefore, some internal flooding may occur during the development's lifetime. Notwithstanding this, the FRA also states that no sleeping accommodation will be located on the ground floor and will instead be located on the first floor at 7.73 mAOD, 1.88m above the predicted 1:200 year level for 2125.

A proposed evacuation route has been outlined, with safe internal refuge also available at the first floor level. The FRA also recommends the Environment Agency's Flood Warning Service to occupants.

Finally, the FRA recommends that development proposals are to be constructed in line with recommendations set out in CLG 2007 'Improving the Flood Performance of New Buildings'.

Councillor Leah Turner - Hayling East

No Comment.

Councillor Mark Coates

No Comment.

Councillor R Raines - Hayling East

No Comment.

County Archaeologist

Thank you for your consultation. Given the limited scale of the proposal and the existing level of impacts within the site, I do not wish to raise any archaeological issues.

Crime Prevention -Minor Apps

No Comment.

Ecologist

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The existing dwelling is of modern construction and I would not therefore expect it to be of ecological significance. Similarly, the garden space is predominantly hard surfacing and planted ornamental vegetation and not likely to be of ecological significance. On that basis, I do not consider that ecological assessment is justified.

The site is situated in a prominent coastal location, almost adjacent to coastal shingle habitats of high ecological value. Whilst direct impacts are unlikely, the shingle in this general area is used by substantial numbers of roosting waders in the winter months and there is potential for construction activities to result in visual and noise disturbance to roosting birds. On that basis, it is recommended that a Construction Environment Management Plan (CEMP) is secured by condition. The CEMP should include measures to avoid/minimise construction-phase impacts including noise (during the overwintering bird season), litter and airborne and waterborne pollution. For the purposes of noise disturbance, I would suggest that the nearest habitat with potential to be used by roosting birds is approximately 30-40 metres due south of the site's southern edge.

Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures; full details of any measures for ensuring that noise at the nearest sensitive receptor does not exceed LA (max) (fast) (1 hour) 69 dB during the period 1st October to 31st March. Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Environment Agency

We have no objection to the proposed development as submitted, provided that the following condition be attached to any planning permission granted. The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is attached to any planning permission given for the development.

Condition

The development shall be carried out in accordance with the submitted FRA (ref: FLOOD_RISK_ASSESSMENT_FRA-1848034 dated 22nd June 2023) and the revised supporting information submitted on the 10th February 2023 and the following mitigation measures it details:

" Finished floor levels of the ground floor shall be set no lower than 5.0 metres above Ordnance Datum (AOD) as seen in Section 1: Executive Summary and Section 12.3: Post Development Tidal Flood Risk

" No sleeping quarters are to be located on the ground floor as seen in Section 12.4: Mitigation Measures

- Safe refuge should be accessible on the upper floors to all occupants as seen in Section 1: Executive Summary and Section: 18.1.3 Flood management and evacuation procedures
- Resilience and Mitigation measures should be agreed with the LPA fully implemented as proposed in Section 12.4: Mitigation Measures
- A Flood Warning and Emergency Plan should be developed and agreed with the LPA prior to occupation as seen in Section 12.4: Mitigation Measures
- EA Flood Warning Service - The site owner and/or residents will be required to sign up to the EA Flood Warning Service as seen in Section: 18.1.1 Environment Agency Flood Warning Service

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Hampshire Highways

In regard to application APP/23/00686, having reviewed the information contained within the application pack, there would be no objection to the proposals from a highway perspective.

Access into the site is generally unchanged, with existing routes for pedestrians remaining as exiting. Whilst the vehicle access taken from Southwood Road is to be widened, this is via the removal of a section of perimeter garden wall, access to which is proposed to continue via the existing drop kerb. This is acceptable, given the local highway conditions.

Once onto site, 3 parking spaces are proposed which is understood to comply with the HBC Parking Standards (Case Officer to confirm), however it is noted that the tandem space to the east measures approximately 9.25m in length. As such, whilst drawings demonstrate the parking of 2 vehicles in this tandem space, it is anticipated that one of these would need to be below average in length. This could be rectified via the lengthening of the driveway space with the relocation of the proposed bin store if the third space is deemed necessary by the Case Officer.

In terms of the office / store, whilst it is understood that this is to be non-commercial, providing ancillary space to the proposed dwelling. As such, no additional parking requirements are generated.

HBC Environmental Services

No Comment.

Landscape Team, Havant Borough Council - Objection (1)

Planning Application APP/23/00686 174 Southwood Road, Hayling Island, PO11 9QL

Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.

From a landscape perspective we have the following comments in relation to this application:

- The proposed 3 storey building is deemed to be too tall in comparison to neighbouring properties, which is deemed contrary to HBC design guides and policy.
- HBC design guides states the following in relation to massing and building heights; 'New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be allowed to dominate the street?' and 'New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street.' Given there is no precedent for 3 storey dwelling adjacent to the no. 174 the proposal are deemed to be too dominant in the streetscape.
- HBC policy CS16 states; 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Responds to, draws inspiration from and respects local context and: Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;'
- From a landscape perspective we would not support a 3 storey building and the application the approved APP/21/01435 is deemed to be more appropriate.

Landscape Team, Havant Borough Council - Objection (2)

From a landscape perspective we have the following comments:

- The applicant has not made any significant amendments to the proposals following my initial comments on the 13th of October and as such my initial comments still stand.
- The proposed 3 storey building is deemed to be too tall in comparison to neighbouring properties, which is deemed contrary to HBC design guides and policy.
- HBC design guides states the following in relation to massing and building heights; 'New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be allowed to dominate the street' and 'New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street.' Given there is no precedent for 3 storey dwelling adjacent to the no. 174 the proposal are deemed to be too dominant in the streetscape.

- HBC policy CS16 states; 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Responds to, draws inspiration from and respects local context and: Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;'
- From a landscape perspective we would not support a 3 storey building and the application the approved APP/21/01435 is deemed to be more appropriate.

- In response to the letter dated 26/10/2023 and reference to planning application APP/22/00965. HBC policies and design guides were also assed against the proposals and given that there was a precedent for 3 stories directly adjacent this design was deemed appropriate, unlike the proposals for APP/23/00686.

Officer Comment

Whilst the Landscape Team's comments are noted, planning permission was granted for similar proposal on site under planning reference APP/21/01435. Therefore, the principle has been established for a taller building on site, thus the proposal will be considered on its material difference from the previous approval.

Waste Services Manager

No Comment.

Hampshire Biodiversity Information Centre

The site is within 50 metres of the following:

- Notable and protected species
- Priority habitat
- SINC

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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4 objections, 13 supports

Comment	Officer Comment
Original plans - Supports	
Southwood Road has many different designs	Noted
The new building is a great design - brings quality and add value to the area	

The building's robust flood planning does a good job ensuring that the long term value of this building project is preserved Inclusion of solar panels, offsetting any additional emissions Beautifully designed house with modern eco-friendly features Although marginally taller than the two properties either side it is the same height as No.180 No side windows therefore minimising overlooking Enhance the street scene Attractive final dwelling The large house will enable the family to live more comfortably Improve and add value to the area	
Original Plans - Objections	
Too large and will dominate the surrounding properties and out of keeping with the street	Amended plans have now been provided reducing its height and bulk
The high and long square shaped building does not take into account the weather conditions along the seafront Increased potential wind damage	This has to be considered against the previously approved under reference APP/21/01435
Due to raised height of building the proposed balconies on the first and second floors will cause an invasion of privacy in all directions	Amended plans have been provided reducing its height. Please see Section 7.
Flood risk concerns	The Environment Agency commented on the application raising no objection. Please see Section 7.
Loss of light	Please see Section 7.
Outlook negatively affected	Please see Section 7.
Spiral staircase very close and intrusive	This has to be considered against the previously approved under reference APP/21/01435

Construction safety concerns	The scheme would have to comply with Building Control Regulations
Disregard the privacy of neighbouring householders	Please see Section 7.
Will the sheds have adequate guttering?	Drainage will be dealt with under Building Control
Contrary to Havant Design Guide SPD - out of scale and out of keeping with the character and appearance compared with existing dwellings in the vicinity	Amended plans have been provided reducing its height and bulk. Please see Section 7.
Three Storey would not follow the typical pattern of existing properties	Please see Section 7.
The noise disruption and vibrations will likely be significant, having a negative impact on my quality of life. There is also likely to be a risk of construction smells and fumes which could be detrimental to my wellbeing	This is not a material planning consideration. The scheme would have to comply with Environment Health Legislation.
Revised Plans - Objections	
Original objection still applies	Please see Section 7.
Proposed development would not follow the pattern of existing properties looking to immediate neighbours first	
Previous comments in respect of height, massing, and effect on daylight, privacy and outlook still apply	
Proposed Development would contravene the guide and dwarf neighbouring properties	

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) Flood risk
- (v) Parking matters
- (vi) Ecology matters
- (vii) CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed dwellinghouse would have white render and grey copings to the walls and standing seam single ply membrane in dark grey to the roof. This would be of modern contemporary design, deemed inkeeping with the context of the area which has a numerous designs and finishes.

7.4 The proposed replacement dwellinghouse would result in a change in design and appearance having a curved roof instead of a pitched roof with an increased height. The Council's Landscape Team commented on the original plans raising an objection due to the increased in height proposed would be contrary to Policy CS16 of the Havant Borough Core Strategy (2011) and Havant Borough Design Guide SPD. As previously mentioned, the height of the proposal has now been reduced. Whilst the Council's Landscaping Team continue to object to the latest revision due to its increased in height, being higher than the previously approved scheme under APP/21/01435, it is not considered to be by a degree that would result in a harmful disruption to the roofscapes within the street scene. It is worth noting Southwood Road does comprise a reasonable degree of variation in terms of building heights and styles. Overall, the proposal is not considered to result in a harmful impact upon the character of the area, complying with the Havant Borough Design Guide SPD and Policy CS16 of the Havant Borough Core Strategy (2011).

7.5 An outbuilding is proposed to the front of the property to create an office space and store room. This would have dimensions of approximately 3.2 metres in width, 5.9 metres in depth and a mono pitched roof with a maximum height of approximately 2.7 metres. The log cabin would be visible from the highway however it not considered to be a harmful addition as many other properties have projecting garages and this would not be particularly prominent from the road. If permission is forthcoming a condition for the office/store to remain incidental to the main dwellinghouse shall be recommended.

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) Impact upon residential amenity

- 7.7 To the north of the application site are No.s 179 and 181 Southwood Road. There is a large separation distance between these properties of approximately 40 metres which would mitigate against any concerns of increased overlooking as this meets the minimum separation distances as set out in the Havant Borough Design Guide.
- 7.8 To the east of the application site is No. 176 Southwood Road which is a two storey dwelling with a pitched roof and is set further north than the application site. The proposal, whilst resulting in an increased height is not considered to result in significant additional overshadowing or loss of outlook as the existing two storey property's wall already projects further forward beyond the rear of No. 174. Privacy screens are proposed to the balconies which would be obscured and would have a height of 1.7 metres which would remove any harmful overlooking to the sides. The single storey extension would only extend out slightly further than the existing conservatory therefore it is considered to have a limited impact. Whilst the proposed single storey extension would cause some infringement to the nearest window within No.176's conservatory, as there are other doors and windows serving this room and due to the location of the timber cabin it is not considered to cause harmful overshadowing to the internal amenity spaces for the occupiers of No.176 to warrant a refusal.
- 7.9 To the west of the site is No. 172 A Southwood Road. This property is a semi-detached chalet bungalow with a balcony to the rear elevation. The increased in height is not considered to result in harmful overshadowing or loss of outlook to this property due to its design and being considered to be similar to the existing two storey property on site. The privacy screens to the side of the first floor and second floor balconies which would be obscured and would have a height of 1.7 metres are considered to reduce harmful overlooking on this side. It is considered that the rear extension would not result in overshadowing or loss of outlook to the rear of No.172A. This is because of the separation distance from the shared boundary and only extending out approximately 2 metres further than the rear wall of No.172A The proposed log cabin to the front is not considered to have an adverse impact upon the occupiers of No.172A due to its size and position.
- 7.10 To the rear there would be doors and balconies facing out onto Hayling Seafront. This is considered to create similar views to that already established on Southwood Road and approved under planning reference APP/21/01435. The proposed stairwell would be in a similar place to that approved under APP/21/01435 therefore deemed acceptable.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Flood Risk

- 7.12 Part of the application site is located within Flood Zone 2 and 3. The Environment Agency commented raising no objection subject to a condition being added for the proposal works to be in accordance with the Flood Risk Assessment. If permission is forthcoming the requested condition would be added to the decision notice.

(v) Access and Parking matters

- 7.13 The front access is proposed to be widened however no additional boundary treatments are proposed as part of this application. Hampshire Highways commented on the application raising no objection.
- 7.14 This proposal would continue to provide 3 bedrooms therefore the Havant Parking SPD requires 2 parking spaces to be provided. There is sufficient car parking on site to accommodate 2 car parking spaces therefore complying with the SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(vi) Ecology matters

- 7.15 The Council's Ecologist commented on the application raising no objection subject to a prior commencement condition for a Construction Environment Management Plan to be provided due to its sensitive location. If permission is forthcoming the requested condition would be added to the decision notice and the applicant's agent has agreed to this.

(vii) CIL

- 7.16 The development is for a replacement residential dwelling and therefore CIL is liable. The applicant has applied for a self build exemption.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours, flood risk and ecology matters and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00686 subject to the following 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:

Location Plan and Block Plan - CND8 SK03 REV H
Comparative Street Scenes Approved and Proposed - CND8 SK09 REV D
Proposed Floor Plans, Elevations and Sections - CND8 SK05 REV M
Site Section and Office Store Details - CND8 SK04 - REV E
Flood Risk Assessment

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 Prior to occupation of the first floor and second floor roof terraces, 1.7 metre high obscure side panels to a degree of obscurity no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) shall be erected to the east and west sides on both levels facing No.s 176 and 172A Southwood Road respectively and retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of the residential amenities of the adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the commencement of any development activities, a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not necessarily be restricted to): full details of waterborne and airborne pollution control measures; full details of any measures for ensuring that noise at the nearest sensitive receptor does not exceed LA (max) (fast) (1 hour) 69 dB during the period 1st October to 31st March.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 6 The development shall be carried out in accordance with the submitted FRA (ref: FLOOD_RISK_ASSESSMENT_FRA-1848034 dated 22nd June 2023) and the revised supporting information submitted on the 10th February 2023 and the following mitigation measures it details:

" Finished floor levels of the ground floor shall be set no lower than 5.0 metres above Ordnance Datum (AOD) as seen in Section 1: Executive Summary and Section 12.3: Post Development Tidal Flood Risk

" No sleeping quarters are to be located on the ground floor as seen in Section 12.4: Mitigation Measures

- Safe refuge should be accessible on the upper floors to all occupants as seen in Section 1: Executive Summary and Section: 18.1.3 Flood management and evacuation procedures
- Resilience and Mitigation measures should be agreed with the LPA fully implemented as proposed in Section 12.4: Mitigation Measures

- A Flood Warning and Emergency Plan should be developed and agreed with the LPA prior to occupation as seen in Section 12.4: Mitigation Measures
- EA Flood Warning Service - The site owner and/or residents will be required to sign up to the EA Flood Warning Service as seen in Section: 18.1.1 Environment Agency Flood Warning Service

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS15 of the Havant Borough Core Strategy (2011) and NPPF.

- 7 The detached office/store shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a separate dwellinghouse, nor for any business or commercial activities which are not wholly incidental to the enjoyment of the dwellinghouse.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.