Robert Tutton
Town Planning Consultants Ltd

23 Romsey Avenue, Fareham, Hampshire, PO16 9TR
T: 01329 825985 F: 01329 230175
E: enquiry@planningfareham.co.uk
W: www.planningfareham.co.uk

The Head of Development Control
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

9 October 2025

Dear Sir/Madam,

Planning Statement.
Land rear of 70-76 West Street, Havant, PO9 1LN.
Variation of Condition 1 (Plans) of reserved matters permission APP/22/01207, to afford provision for alternative first-floor rooflights and windows, roof materials, bicycle storage and additional access ramps.

We are pleased to present the application by our client, Courtyard Mews Holbury Ltd, to vary Condition 1 (Plans) of reserved matters consent APP/22/01207 re. land to the rear of 70-76 West Street, Havant, to provide alternative first-floor rooflights and windows, roof materials and bicycle storage, together with additional access ramps to the entrance doors.

The entrance to the application site, on the West Street (south) frontage.

This rectangular previously-developed 'brownfield' site lies **28 metres** to north of West Street, within Havant Borough Council's administrative area, close to the town centre. Regardless of whether one approaches the site from the east or west along West Street, public views of the site are blocked by properties that face south towards the road. Impressions from the south on West Street are similarly blocked. Tall trees along the north boundary and to the northwest, together with a tall single-storey commercial building beyond, block views into the site from that direction and form a sylvan/built backdrop in impressions from the south. Views into the site from the east on Park Road South are blocked by substantial frontage vegetation. The site is contained on its east boundary by a timber fence **1.8 metres** in height and brick walls **1.8 metres** in height along its north and west boundaries. Vehicular and pedestrian access is afforded via an ungated driveway near the southwest corner of the site. Attention is drawn to the substantial tree within the rear amenity area of nos.64-66 West Street.

Outline planning permission (APP/19/00542) was granted by Havant Borough Council in November 2020 for the *'…backland development of 4 No. One bedroom cottages.'*.

The rear (north) of the application site viewed from the northwest, on Park Way.

Permission (APP/22/01207) to discharge the reserved matters of the outline consent (APP/19/00542 – ie access, appearance, landscaping, layout and scale) was granted in **July 2024**. Condition 1 (Plans) of the decision notice recorded that:

> *'The development hereby permitted shall be carried out in accordance with the following approved plans:*
> *Reserved Matters Supporting Statement December 2022 V4 May 2024 uploaded 9th May 2024*
> *Highway Technical Note Nick Culhane uploaded 9th May 2024*
> *Traffic Management Plan Drawing No. NJC-004*
> *Swept Path Tracking Drawing No. NJC-002 Rev A*
> *Location and Block Plans Drawing No. 17023-141 uploaded 30th October 2023*
> *Ecological Enhancements Plan Drawing No. 17023-161 Rev C uploaded 30th October 2023*
> *Proposed Floor Plans and Elevations Drawing No. 17023-450 Rev A*
> *Proposed Context Elevations Drawing No. 17023-550 Rev A*
> *Proposed Elevations - Traffic Lights Drawing No. 17023-551 Rev A*
> *Proposed Bike Sheds Drawing No. 17023-561*
> *Environmental Desk Study and Preliminary Risk Assessment Apple Environmental*
> *November 2022 uploaded 30th October 2023*
> *Schedule of Materials October 2023*
> *Reason: To ensure provision of a satisfactory development.'*

Paragraph 5.05 ('Back-to-Back Distance') of the 'Havant Borough Council Borough Design Guide Supplementary Planning Document' (2011) states that *'In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply: • Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of **20 metres** separation'* (emphasis added).

It is particularly noteworthy that the approved scheme (ie APP/22/01207) comprised primarily clear-glazed first-floor windows in the south elevations of the intended dwellings, *just* **14.2 metres** (ie < 20 metres) to the north of the rear (north) first-floor window of no.72 West Street and closer again to the rear amenity area, and **13.6 metres** (ie < 20 metres) to the north of the rear (north) first-floor window of no.74 West Street and closer again to the rear amenity area.

Panoramic view of the rear (north) elevations of nos.64-80 West Street, viewed from the north on the subject site.

Notably, paragraph 5.06 of the 'Design' SPD records the Borough Council's recognition that: *'Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts'* and *'…walls and fences or the use of soft landscaping could help screen views.'.*

It is proposed that Condition 1 (Plans) of planning permission APP/22/01207 be varied to allow:

1. the roof of the dwellings finished in Wienerberger Sandtoft antique slate clay tiles, as opposed to Redland rustic brown duoplain tiles;
2. modest circular obscure-glazed windows, in place of the approved southern first-floor clear-glazed windows, together with circular clear-glazed windows in the north elevation;
3. additional, longer rooflights in the east and west roof planes, to improve natural light;
4. rear entrance doors in the north elevations, rather than (ground-floor) windows;
5. additional native trees along the east and west boundaries, to provide screening and soften the proposal;
6. additional access ramps to the entrance doors;
7. artificial grass to the rear garden areas;
8. alternative bicycle storage.

Copies of revised drawings are enclosed to this effect.

Variation of the approved scheme in the manner proposed would achieve more efficient use of this sustainable urban land without harm to the character or appearance of the locality or the amenities of neighbours. It is contended that this proposal comprises an acceptable form of development that accords with the development plan and no other material considerations suggest otherwise.

Our client trusts that their revised proposals will enjoy the benefit of your support; please do not hesitate however to contact our office if there are any matters of concern. Thank you.

Yours faithfully,

Niall Tutton
Director