

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Internal structural alterations throughout, along with elevational amendments and extension of dropped kerb access to the site.
LOCATION:	5 Queen Annes Drive, Havant, PO9 3PG
REFERENCE NO:	APP/25/00589
APPLICANT:	Mr and Mrs Wilcockson
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	14/10/2025
APPLICATION EXPIRY DATE:	29/09/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a two storey, detached dwellinghouse located on the south side of Queen Annes Drive , Havant. This property has a tiled roof with brickwork and tile hanging to the elevations. The front elevation projects forward with front bay windows and a pitched roof porch. There is a low boundary wall separating the front curtilage from the public highway and a hardstanding providing on site parking.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Internal structural alterations throughout, along with elevational amendments and extension of dropped kerb access to the site.

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, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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: NA

Conservation Area: NA

5. Statutory and Non Statutory Consultations

Ecologist

The application is accompanied by a Phase 1 Bat Survey (Jonty Denton, June 2025) and a Phase 2 Bat Emergence Survey (Jonty Denton, August 2025). No bats were observed roosting within the dwelling and no further ecological information is considered necessary.

County Highways Team

Thank you for the opportunity to comment on the above application. As Queen Annes Drive is not a classified street the alteration to the dropped kerb provision do not require planning consent. The application does not increase the number of bedrooms and therefore the parking provision is not considered necessary to make the proposals acceptable in planning terms. Should the applicant wish to amend the dropped kerb provision an application should be made under S184 of the Highways Act. Details of this process can be found through the following link. <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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

Work has already started on these alterations some time ago (Aug 2025) so I now assume this will be a retrospective application for planning permission?
The only objection I have is the loss of kerb parking space for other road users if a long-length drop-kerb is allowed to be installed. The road is used for parking by community users of the church hall when their very small car park is full.

Case officer comment – the dropped kerb does not require planning consent

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact on the character of the area
- (iii) Impact on neighbour amenity
- (iv) Drop Kerb

(i) Principle of development

7.1 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria

(ii) Impact on the character of the area

7.2 These proposals comprise of alterations to fenestration as well as materials whereby the hanging tile to the front elevation would be replaced by render to match the existing side and rear elevations. A raised deck would be added, accessed via the rear elevation although the applicant has confirmed this would be below 30 cms in height and therefore does not require planning permission. An external SVP would also be added. The driveway gravel area would be extended to the front and section of wall removed to make way for increased on site parking and a dropped kerb would be installed.

7.3 Alterations to fenestration include:

- 3 separate windows to the front elevation at first floor level and front elevation windows replaced.
- New side access door added to east elevation utility room.
- To west elevation ground floor both windows replaced
- Rear elevation master bedroom window replaced with larger window and doors to create Juliet balcony.
- Ground floor living room, kitchen and utility doors / windows removed and replaced with sets of bi-fold doors.

7.4 The proposed alterations are not considered to result in harm to the character of the host dwelling and would allow for a modernised aesthetic. This proposal is therefore deemed to comply with Policy CS16 of the Havant Borough Local Plan.

(iii) Impact on neighbour amenity

7.5 There would be alterations to the windows on the side, west elevation however there are existing windows a very similar siting and planning permission is not required for side elevation windows at ground floor level.

7.6 A Juliet balcony is proposed to the first-floor rear elevation serving the master bedroom however this is not deemed to offer any more substantial views than the existing rear window would offer down towards neighbouring properties, no 7 to the west and no 3 to the east. There would be over 30 metres separation distance between the rear elevation of no 5 and no 10 Belmont grove which is the closest property to the rear of the site.

- 7.7 Overall no harm has been identified to the amenity of properties to the front, side or rear of the application site and therefore would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Drop Kerb

- 7.8 An extension to an existing dropped kerb is proposed to the front of the site, which as stated above is permitted development. Highways have been consulted in this regard. However, as the road is unclassified, the applicant is sign posted to make a Section S184 application with Hampshire County Council, if they wish to proceed with an extension to the existing dropped kerb.

8 Conclusions

- 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 Development Manager be authorised to Approve with Conditions application APP/25/00589

Conditions:

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

Phase 1 Bat Survey June 2025 Dr Jonty Denton
Phase 2 Bat Emergence Survey August 2025 Dr Jonty Denton
PL.912.25.01A SITE & LOCATION PLANS
PL.912.25.03A PROPOSED FLOOR PLANS & ELEVATIONS
PL.912.25.04A PROPOSED DROPPED KERB EXTENSION

Reason: To ensure provision of a satisfactory development.

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 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.

Informatives:

In accordance with paragraphs 38-50 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.