

For Applicant:

E Richardson
4 Wittering Road Hayling Island PO11
9SP

Hebden Design Studio
Lavant House West Lavant Road Lavant
PO18 9AB

Householder planning permission
Notification of Decision: Approve with Conditions

Application Number: APP/25/00501

Site Address: 4 Wittering Road, Hayling Island, PO11 9SP

Proposal: Resubmission of APP/22/00809 with works including extensions and alterations to all elevations including the installation of 1No balcony.

Further to your application received on 11 June 2025 (which was valid from 27 June 2025 Havant Borough Council , as Local Planning Authority **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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 development hereby permitted shall be carried out in accordance with the following approved plans: 2204 3.000 REV 03 LOCATION & BLOCK PLAN 2204 3.001 REV 02 PROPOSED HARBOUR SCENE 2204 3.002 REV 02 SITE PLAN 2204 3.100 REV 02 PROPOSED GROUND FLOOR 2204 3.101 REV 03 PROPOSED FIRST FLOOR

	<p>2204 3.102 REV 01 PROPOSED ROOF PLAN</p> <p>2204 3.200 REV 03 PROPOSED NORTH & SOUTH ELEVATIONS</p> <p>2204 3.201 REV 03 PROPOSED EAST & WEST ELEVATIONS</p> <p>Design and Access Statement uploaded on the 04.09.2025</p> <p>EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT uploaded on the 03.09.2025</p> <p>FLOOD RISK ASSESSMENT</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension or outbuilding permitted by Schedule 2, Part 1 Classes A or E of the 2015 Order, as amended, shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.</p> <p>Reason: In the interests of the character and appearance of the Chichester Harbour National landscape and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan.</p>
4	<p>Prior to the use of the balcony hereby approved commencing the approved screening to the south elevation shall be erected in the approved position and height as shown on drawing 'Proposed south elevation' , drawing number 2204 3.200 REV 03 and shall be obscure glazed to a degree of obscuration no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and thereafter retained and maintained in that position.</p> <p>Reason: In the interests of the amenities of the occupiers of the neighbouring property No.2 Wittering Road 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>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order, prior to first occupation of the extension hereby permitted the following windows: the dressing room and ensuite bathroom window to the west elevation at first floor level and; the three ground floor south elevation windows serving bedrooms 1 and 2 and; the first floor south elevation window serving the living room shall be fitted with 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>
6	<p>The materials shall match those submitted under the approved Design and Access Statement uploaded on the 04.09.2025 or shall match, in type, colour and texture, those of the existing building so far as practicable unless otherwise agreed by the local planning authority.</p> <p>Reason: In the interests of the amenities of the area and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
7	<p>All new windows on the east and north elevations shall be provided with a non-reflective finish to match the non reflective coating on the existing windows. The windows shall thereafter at all times be and remain non reflective.</p> <p>Reason: To reduce the visual impact of the development on the character and appearance of the Chichester Harbour National Landscape and having due regard to policies CS16 and CS12 of the Havant Borough Local Plan.</p>
8	<p>No noisy works that would produce in excess of '69dBAm_{ax} at the sensitive receptor' shall be carried out during the overwintering bird season which runs between October and March inclusive.</p> <p>Reason: To avoid disturbance of qualifying features of the Chichester and Langstone Harbours SPA and Ramsar in accordance with policies CS11 and DM9 of the Havant Borough Local Plan.</p>
9	<p>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 specific measures to avoid or mitigate potential impact pathways affecting the adjacent Chichester & Langstone Harbours Special Protection Area (SPA) and Chichester Harbour Site of Special Scientific Interest (SSSI) and should include roles, responsibilities and methods.</p> <p>Reason: to protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011</p>

10	<p>Development shall proceed in accordance with the measures detailed within Sections 14. 'Mitigation recommendations' and 15. 'Enhancements' of the approved EXTENDED PHASE 1 ECOLOGICAL ASSESSMENT (Phillips Ecology, May 2022). Thereafter, the new bird nest and bat roost features shall be permanently maintained and retained in accordance with the approved details.</p> <p>Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>
----	--

Informatives:

1	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <ul style="list-style-type: none"> • Your application was acceptable as submitted and no further assistance was required.
---	---

Other Important Information:

1.	<p>This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.</p>
2.	<p>Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk</p>

3.	Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
----	--

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
31 October 2025

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.