

DELEGATED OFFICER REPORT

PROPOSAL	Proposed ground floor wraparound extension, floor plan redesign and all associated works including alterations to windows.
LOCATION:	40 Great Copse Drive, Havant, PO9 5DA
REFERENCE NO:	APP/25/00648
APPLICANT:	Paul Kerry
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	20/10/2025
APPLICATION EXPIRY DATE:	14/10/2025
WARD:	Leigh Park Hermitage
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 40 Great Copse Drive is a semi-detached chalet bungalow to the south of Great Copse Drive. It has an unusual layout, with the rear of the site facing the road and the main entrance located to the south and accessed via a pedestrian footpath. The site is also noticeably sloped, with the rear boundary to Great Copse Drive approximately 1.1m higher than the frontage. The property is finished in buff bricks and white uPVC fenestration under a gable ended profiles concrete tile roof. There are flat roofed tile hung dormers at first floor level, a feature stone effect chimney stack to the front of the property and a flat roofed single storey rear extension to the rear. There are also two flat roofed outbuildings to the rear of the site such that there is no vehicular access available. The remaining private garden space between the rear extension and outbuildings is approximately 7m long and 6.5m wide and is bounded by a sloping brick wall with fencing over to a height of approximately 1.35m to the west and 2m high close-boarded fencing to the east, with the rearmost outbuilding forming the rear boundary treatment. The close-boarded fencing to the east continues to the front boundary at a height of 1.8m.
- 1.2 The area immediately surrounding the application site is predominantly residential to the north and comprised mostly of brick built Post-WWII one and two storey dwellings. All the properties in this section of Great Copse Drive feature flat roofed extensions, which appear to be an original feature that formed integrated garages, although many have been converted. To the south there is an area of tree planting beyond the pedestrian footpath that separates the site from Dunsbury Way Industrial Estate and a recently built Barratt Housing development further to the west.

2. **Planning History**

Is there any planning history relevant to the current application?

No relevant history

3. **Proposal**

Proposed ground floor wraparound extension, floor plan redesign and all associated works including alterations to windows.

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
Chichester Harbour Management Plan 2024-2025
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)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application.

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply drainage services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Existing Gravity Sewer

The 225 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Condition: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer Comment

The agent has agreed to a pre-commencement condition as recommended above.

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Yours sincerely,

The Safety Admin Team

For more information, visit our Dig Safely pages on sgn.co.uk
Tel: 0800 912 1722

Officer Comment

The map extract provided indicates no SGN assets in the vicinity of the proposed works.

Portsmouth Water

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Yours sincerely,
Portsmouth Water Asset Enquiries.

Officer Comment

The map extract provided indicates no Portsmouth Water assets in the vicinity of the proposed works.

Scottish and Southern Electricity Networks

We have sent you the plans of our network records within the area requested.

You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Officer Comment

The map extract provided indicates no SSEN assets in the vicinity of the proposed works.

Councillor Richard Brown

No comments received.

Councillor Amy Redsull No comments received.
Councillor Vicky Rhodes No comments received.

6. **Publicity and 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: 7

Number of site notices: 2

Statutory advertisement: N/A

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice Display	29/09/2025	20/10/2025	Is advertised in the public interest

Number of representations received:

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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)

- (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 proposals relate to a single storey wraparound extension that would infill an area between the side of the existing extension and the rear of the host dwelling. Along with internal alterations, the proposed addition would create an open-plan living and dining room. A new window is also proposed to a first floor side elevation serving an en-suite bathroom and the submitted drawings indicate that this would be obscure glazed and non-opening below 1.7m above finished floor level. The proposed window would therefore fall under Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and is not further considered here.
- 7.4 The proposed single storey rear extension would be a total 4.84m in length and would have a tapered width to follow the boundary line, being 7.28m wide immediately behind the host dwelling and 6m wide at the rear. This would add approximately 3m to the width of the existing extension, although the overall length would remain the same. A distance of 1.45m would be retained to the east boundary to allow access from the front of the site to the rear garden. The proposal would have a flat roof to match the existing height of 2.64m and would be finished in brick with uPVC fenestration to match the host dwelling. The proposal would be set back and down from Great Copse Drive and behind the existing outbuildings such that they would be only marginally visible from the street and would not be visible at all from the footpath to the south. Some alterations to the rear facing fenestration of the existing extension are proposed as well as the addition of two new flat lanterns to the roof, however these changes are minor and would likewise be mostly screened from public view. The proposals are therefore considered to be acceptable.
- 7.4 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

- 7.5 To the west is No.38 Great Copse Drive, which is the other half of the semi-detached pair and has a matching flat roofed extension which shares a party wall with the existing extension to the host dwelling. The proposals would extend the footprint of the extension to the east but would not increase the length or height. The agent has confirmed that the intention is for as much of the existing extension as possible to be retained, with no proposed works to the party wall or the section of roof shared with No.38. Consequently the impact to this property is considered to be limited and acceptable.
- 7.6 Nos.42 to 48 lie to the east of the site and are oriented east-west such that the rear gardens of these properties adjoin the shared boundary. The property closest to the proposals would be No.44, which is a two-storey semi-detached dwelling. No.44 has a relatively short rear garden, approximately 6.7m in length, however it was noted during a visit to this property that, due to the 2m high close-boarded fencing in place, only a small amount of the existing extension roof was visible and there were no. No.44 is also at a slightly higher ground level than the part of the site so that the extension appears somewhat set down from this property. As the proposed extension would be of the same height and would maintain a 1.45m distance to the boundary it would be well screened behind the existing fencing and would have a similar impact on No.44 to that of the existing extension. Nos. 46 and 48 are set further to the south and No.42 is set further to the north such that these properties would have more oblique views towards the proposals, although very little would be visible over the existing boundary treatments.

The impact to Nos. 42-48 is therefore considered to be limited and acceptable.

- 7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00648 subject to the following conditions

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
Proposed Block Plan B323430-3000 Rev. A
Proposed Drawings B323430-3100 Rev. C

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 Prior to the commencement of development, details of measures to be undertaken to protect or divert public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 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.