DELEGATED OFFICER REPORT

PROPOSAL	**Proposed single storey side and rear extensions and front porch.**
LOCATION:	44 Ibsley Grove, Havant, PO9 3DP
REFERENCE NO:	APP/25/00691
APPLICANT:	Stuart English & Hayley Holt
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/11/2025
APPLICATION EXPIRY DATE:	05/11/2025
WARD:	Bedhampton

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 44 Ibsley Grove is a two storey end-of-terrace property to the north-east of Ibsley Grove. The site is located on the curve of the road such that it is visible both from the south, across undesignated parking bays that back onto a grassed area, and from the road and pedestrian footpath to the east. The property is finished in buff multi bricks with mid-brown timber effect fenestration and light blue-grey cladding boards to the first floor of the front elevation under a gable ended concrete tile roof. To the front the house is set back from a footpath that runs around the grassed area behind an approximately 3.9m long and 7.9m wide front garden bounded in 1m high close-boarded timber fencing with a pass gate providing pedestrian access. Beyond the front wall of the house the fencing increases in height to 1.8m and extends around the side and rear of the back garden, which is approximately 6m long and 9.3m wide. To the north-east boundary the close-boarded fencing is slightly higher at approximately 2m. The site is slightly wider across the rear than the frontage due to the south-west boundary following the curve of the road. To the north-east corner of the site and accessed from the rear garden there is an existing outbuilding currently in use as a home office, although historical images indicate this was originally a garage. To the east of the outbuilding there is an area of hardstanding with a dropped curb providing vehicular access from Ibsley Grove, however it is noted that the length of the hardstanding is approximately 3.6m and would therefore be insufficient for most cars.

1.2 The area immediately surrounding the application site is residential and is comprised of short, terraced rows of two storey dwellings, many of which have been previously altered and extended. In particular, there is a strong precedent for side additions to corner plots of both one and two storey, as at Nos.26 and 71 Ibsley Grove, Nos.59 and 61 Hooks Farm Way, and Nos. 53, 63, and 128 Redbridge Grove.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. Proposal

Proposed single storey side and rear extensions and front porch.

Officer Comment

The description was revised following the removal of a first floor element of the side extension.

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)
DM13 (Car and Cycle Parking on Residential Development)

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.

If the applicant is planning to utilise the current connections for foul & surface water connections Southern Water will have no objections to this application, taking into account notes below.

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 – General within boundary but no tree, buildings, assets within standoff distance (approximate)
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/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 - tree, buildings, assets within stand-off distance
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 or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer Comment

The agent has agreed to a pre-commencement condition relating to protection of the public sewer.

Councillor Liz Fairhurst
No comments received.

Councillor Philippa Gray
No comments received.

Councillor Michael Lind
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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
[Redacted] My objection is that it would -: with light into my property.	The proposed rear extension is considered in detail in section 7 below, however it is noted that the section of the extension immediately behind the host dwelling would meet the criteria for permitted development under Class A and could by itself be constructed without further recourse to planning.
[Redacted] .it's terrace property My concern is to do with rear extention , [Redacted]. I feel this would effect the light. And would like this to be looked at for consideration. So my appeal would be on restricted light [Redacted] [Redacted]	As above.
I am letting you know I have concerns and some objection to the proposed part of planning of the rear 4xtension. And could this be looked into for me please. The reason being. --: That it is going to block light into my property . [Redacted]	As above.
Redacted, summary as follows: Concerns over shadow casting from the proposed monopitch roof on the rear extension to neighbouring properties.	As above.
See representations in Files tab - Objection Comments received 10/10/2025	The first floor element of the original proposal was removed to reduce mass and bulk and no side facing windows are

Concerns raised regarding subservience, rear depth and relationship, amenity, parking and highway safety, existing outbuilding.	proposed. No alterations are proposed to the existing boundary treatments or the existing outbuilding, which based on historical images has been in situ for at least twenty years and is not the subject of this application. No alterations are proposed to existing vehicular access or parking arrangements and it is noted that the parking requirements for a 3 bedroom property are the same as for a 2 bedroom property, therefore the proposal does not trigger a requirement for additional parking provision.
Further objection comments received 13 November 2025 (redacted). (Redacted) I welcome the deletion of the two-storey side element. However, the amendments do not overcome my objections, which I confirm still stand. The proposals would still result in an unduly large and dominant extension, by reason of the long single-storey side wing and deep, almost full-width rear projection, together with the existing rear outbuilding (redacted). I also ask that the Council checks the projection of the rear extension from the original rear wall (shown by the dashed line) against the SPD's usual expectations for single-storey additions, having regard to the relatively short length of my garden and the close boundary relationship. If, despite my concerns, the Council is minded to approve the application, I would reiterate my request for robust conditions as set out in my original letter, including obscure glazing to any side-facing windows, control of construction hours and contractor parking, and removal of permitted development rights for further enlargements or alterations that could worsen overlooking, enclosure or parking pressure.	The dimensions and offset distances of the proposal are considered in detail in section 7 below. As previously, there are no proposed side facing windows. Due to the relatively small scale nature of the proposed works any disruption would be temporary in nature, thereby limiting the impact to local residents. Any planning conditions must meet the six tests as set out in paragraph 57 of the National Planning Policy Framework (NPPF) 2024.

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 are for single storey additions to the and front, side, and rear of the property to provide a new front porch, additional bedroom with en-suite, and an open-plan kitchen/dining area. The existing house has two bedrooms and the addition would provide a third, therefore in accordance with Policy DM13 and the Havant Borough Council SPD (2016) no additional parking would be required.

7.4 The proposed rear extension would project from the rear wall of the host dwelling by approximately 2.3m and would have a maximum height of approximately 3.3m, with 2.3m to the eaves. It would be set approximately 0.16m from the north-east boundary and 8.8m from the north-west boundary to the rear. Noting that the intention is to match existing materials, the part of the proposed extension immediately behind the existing host dwelling and not projecting forward of the side wall facing Ibsley Grove would, by itself, meet the criteria for permitted development.

7.5 The proposed side extension was originally submitted as a two storey addition, however there is no grass verge to this section of the footpath which has previously been a mitigating factor in the determination of other two storey additions in the local area and the proposals were therefore revised to single storey only to address concerns over proximity to the public footpath and highway. The proposed side wall was also moved further away from the boundary to ensure there would be no eaves overhang, and the design of the roof has been revised a partially hipped roof form to further reduce overall mass and bulk. The extension as revised would be 3m in width and approximately 7.35m in length, joining on to the proposed rear extension but stopping short of the front wall to the main house by approximately 1.7m. It would be offset from the boundary adjacent to Ibsley Grove by 0.3m at the front and 0.75m at the rear and would be a maximum of 3.7m in height, necessitating the reduction of an existing first floor side window. As noted in section 1.2 above, there is a strong precedent for corner plot side extensions within the local area. In particular, No.26 Ibsley Grove on the opposite side of the grassed area has previously been extended in a similar manner to the proposals with a side and rear addition, a front porch, and rear conservatory. Therefore, in the context of the wider street scene, the proposed side extension would be appropriate and in character for the area and is considered to be acceptable.

7.6 The proposed porch would be approximately 2.2m in width and 1.5 in length, although as the front wall of the host dwelling is staggered it would only protrude approximately 1m from the front gable wall. The total footprint of the proposed porch would be approximately 3m2 and it would have a maximum height of approximately 3.3m, with the roof pitching back against the host dwelling. This would be 0.3m higher than the

maximum allowable under permitted development. The proposed porch would be set back from the front boundary by approximately 2.9m and 2.7m from the side boundary. The proposed porch would be similar in scale and appearance to others within the immediate street scene and is therefore considered to be acceptable.

7.7 The materials proposed are brickwork, tiles, and fenestration to match the host dwelling and are therefore deemed to be acceptable.

7.8 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

7.9 To the east of the site and attached to the host dwelling is the two storey terraced dwelling of No.41 Ibsley Grove. The proposed porch would be set approximately 3.45m from the shared boundary and, given its small scale and the separation distance, is considered to have a minimal impact. No.41 has a similar ground floor plan to the host dwelling, with a single door with a glazed panel in the upper half and a window to an open-plan kitchen and dining area at the rear. The proposed rear and side extension would be set away from the shared boundary by approximately 0.16m and would create some overshadowing to the rear door and area immediately behind this, although it would be at a sufficient distance to avoid impact to the rear facing window. However, as previously noted, the rear extension without the attached side extension could be constructed under permitted development and it is also noted that the rear gardens and walls of the host dwelling and No.41 are north-west facing and are heavily shadowed by the dwellings themselves. Therefore whilst the proposal would still have some impact, in terms of light, outlook and a sense of overbearing, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.

7.10 No.75 Hazelholt Drive lies to the north of the site and is a similar two storey end-of-terrace property to the host dwelling. The rear wall of the proposals would be situated approximately 8.8m from the shared boundary with this property, and 19.5m from the property itself, and it is noted that the existing outbuilding and area of hardstanding to the rear boundary as well as existing boundary treatments would be retained. Given that the proposals would be at single storey only, and that views between ground floor windows and amenity areas would be obscured by the existing boundary treatment and outbuilding much as they are currently, the impact to No.75 is considered to be limited and acceptable. There are no other immediately adjacent properties.

7.11 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)

7.12 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.

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9. RECOMMENDATION:

That the Head of Place be authorised to GRANT PERMISSION for application APP/25/00691 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:

Proposed Plans and Elevations Planning 002 Rev. A

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:

- You were updated about issues after the initial site visit.

2 Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.