

DELEGATED OFFICER REPORT

PROPOSAL	Proposed landscaping works, including garden walling and new gate. Replacement greenhouse. Relocation of existing shed.
LOCATION:	9 Harbourside, Havant, PO9 1TJ
REFERENCE NO:	APP/25/00729
APPLICANT:	Mr Carrell
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/11/2025
APPLICATION EXPIRY DATE:	11/11/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application property is a detached dwelling with large residential curtilage. The dwelling itself forms part of a cul-de-sac of executive detached dwellings constructed C.late 1990s. The property is faced in red brick with a tiled roof. Within the curtilage, is a greenhouse with several sheds.
- 1.2 The application property is not listed but is situated within the Mill Lane Conservation Area. An area TPO lies to the front of the property.
- 1.3 The site lies within Flood Zone 3 and is within the Coastal Zone.

2. Planning History

No relevant planning history.

3. Proposal

- 3.1 The proposal seeks a variety of works within the curtilage of the site. The works are largely proposed to improve flood defence of the property. This consists of the construction of walling with the site to encircle the dwelling. There would be several gaps within the wall to allow access to the garden. Flood boards would be fitted in these gaps when necessary. The walls would range between 700mm – 1200mm high.
- 3.2 Various landscaping works are proposed to provide sunken patio areas to the south and west of the dwelling. The patio areas would be surrounded by a wall which would act as a flood defence to tidal flooding events.

- 3.3 There is currently an existing greenhouse (7.3sqm) positioned on the eastern boundary of the plot. This would be demolished and replaced with a greenhouse of 14.3sqm and design with wall to provide flood defence.
- 3.4 There are two timber garden sheds to the west of the house. The larger shed is unaltered. The smaller shed would moved approx. 1.0 metre closer to the house to allow the alignment of the flood walling to avoid the root protection area of the oak tree.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Erosion Risk)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM20 (Historic Assets)

Listed Building Grade: N/A
Conservation Area: Mill Lane

5. Statutory and Non Statutory Consultations

Environment Agency

We have no objection to the proposal as submitted but please note our comments below.

Advice to Applicant and Local Planning Authority

Flood risk standing advice

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for Local Planning Authorities (LPAs) and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category. These standard comments are known as Flood Risk Standing

Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](#)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Advice to Local Planning Authority

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Details and adequacy of flood proofing and other building level resistance and resilience measures

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the National Planning Policy Framework (NPPF) and the guiding principles of the PPG.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)

• British Standard 85500 – Flood resistant and resilient construction BS 85500:2015 | 30 Nov 2015 | BSI Knowledge

Signing up for flood warnings.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.

To get help during a flood, visit What to do before or during a flood - GOV.UK.

For advice on what do after a flood, visit What to do after a flood - GOV.UK.

County Archaeologist

Thank you for your consultation. In view of the limited scale of the proposal I would not raise any archaeological issues

Tree Officer

I have looked at the application and the tree information submitted and there are no concerns; as such I raise no objection to the proposal.

Should permission be given then I would suggest the following arb condition is attached:

The development hereby permitted shall only be carried out in accordance with the Tree Protection plan submitted by Kevin Cloud – Technical Arboriculture *and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)*.

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Landscape Team

Proposed landscaping works, including garden walling and new gate. Replacement greenhouse. Relocation of existing shed.

No landscape objection.

Ecologist

Thank you for consulting me on this application. The application is accompanied by an Ecology Note (EcoSupport, September 2025). I have also reviewed the various plans and other associated documents submitted.

The site comprises a large, detached dwelling surrounded by expanses of managed lawn grassland and planted native and ornamental trees and shrubs. The proposals will entail the loss of areas of this grassland as well as a small number of planted shrubs/small trees. Overall, I am content that the site is of limited ecological value, and the proposals will not result in the loss of habitats of ecological value beyond the site scale.

The application site is in very close proximity to the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI). Whilst direct impacts to these designated sites will not occur, there is some potential for indirect impacts associated with construction, such as noise and visual disturbance (to species associated with the designated sites) and airborne and waterborne pollution. Given the close proximity of the proposed works to these highly sensitive sites I would recommend that a Construction Environment Management Plan (CEMP) is secured through condition, to ensure that construction proceeds with full consideration of the potential impact pathways.

The applicant has stated that the proposed development would constitute householder development, and therefore this development would be exempt from mandatory Biodiversity Net Gain (BNG).

If you are minded to grant permission, can I suggest that the following condition is applied to any permission.

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 Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI) and should include specific measures to avoid or lessen potential impacts, plus details of those responsible for implementing the measures. 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.

If you have any queries, please don't hesitate to contact me.

Coastal Team

No comment received

Southern Gas – HP Pipeline

No comment received

Chichester Harbour Conservancy

No comment received

Conservation Officer

As you are aware, the site is located in the Mill Lane CA and therefore Section 72 of the T&C Planning Act 1990 (Listed Buildings and Conservation Areas) applies, as do the relevant sections of the NPPF and adopted Local Plan.

Having reviewed the plans, I don't have any concerns from a heritage perspective in that the proposed works would not result harm to the Mill Lane Conservation Area.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice Display	28/10/2025	18/11/2025	Is in conservation area
Press Advert	First site notice	17/10/2025	07/11/2025	Is in conservation area

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 3

One comment received questioning how to submit comments via the website

Cllr D Berwick – no comment received

Cllr G Harris – no comment received

Cllr P Munday – no comment received

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1 The key areas for consideration are:

- (i) Principle of Development
- (ii) Design/Heritage Assets
- (iii) Impact on Amenity
- (iv) Highways and Parking
- (v) Drainage
- (vi) Environmental Impact and Nature Conservation
- (vii) Impact on Trees

- (viii) Biodiversity Net Gain
- (ix) Other Matters

(i) Principle of Development

- 7.2 The application seeks various works within the residential curtilage of the application property. The site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria and the requirement for the works to either preserve or enhance the character and appearance of the Conservation Area. The site also lies within the Coastal Zone. Policy DM9 requires development in the Coastal Zone to have no harmful effects on nature conservation and contribute positively towards the landscape.

(ii) Design/Heritage Assets

- 7.3 The application property is located within the St Faiths Conservation Area.
- 7.4 The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special regard to the desirability of preserving or enhancing the character or appearance of the area.
- 7.5 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that: "Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest".
- 7.6 Policy CS16 (High Quality Design) (1a) of the Core Strategy states that "Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site".
- 7.7 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.
- 7.8 The application property and surrounding dwellings in the cul-de-sac date from the late C20 and are not listed. The site is located within the Conservation Area, however, the majority of the works are located to the rear of the dwelling and would not be visible from surrounding public vantage points.
- 7.9 The replacement greenhouse would be slightly larger than the existing, but would remain domestic in character and would clearly appear subservient in scale to the host dwelling. The replacement structure would largely match the character and detailing of the existing and would not appear out of place in its setting. An existing shed located to the west of the dwelling would be relocated approximately 1m closer to the dwelling. This would have no material visual impact on the local character.

- 7.10 The formation of two sunken patios would take the development below existing garden levels and would form typical garden features. Walling and cut and fill of existing garden areas would be discreet in appearance and would not be visible from surrounding public vantage points. The proposed hard landscaping materials are considered to be sympathetic to the character of the host dwelling.
- 7.11 In summary, whilst the works would cover a relatively large area surrounding the dwelling, their visual impact would be limited within the context of the late C20 cul-de-sac. The Conservation Officer has reviewed the proposal and is satisfied the works would not harm the Conservation Area. As such, the development would preserve the character and appearance of the conservation area. The proposal is therefore in accordance with Policies CS11, CS16, DM9 and DM20.

(iii) Impact on Amenity

- 7.12 The proposal does not extend the host property, in this respect there would be no increase in possible overshadowing or overbearing impacts to neighbouring plots compared to existing levels. Furthermore, the proposal would not introduce any new window openings that would cause harm through overlooking.
- 7.13 The works would provide new and enlarged designated patio areas to the side and rear of the property. These areas could currently be used as outdoor seating areas. Under a typical patio use, Officers are satisfied there would be no harm to neighbouring amenity through noise disturbance.
- 7.14 The proposed replacement greenhouse would be set against the side boundary of the plot which contains a high brick boundary wall. The wall would screen much of the greenhouse from view of the neighbours with only its roof projecting above, as does the current greenhouse. The greenhouse would be slightly larger than the existing but not excessively so. It would not be sited so as to cause any harm to neighbouring amenity through overshadowing, overbearing impact and would not allow for any overlooking.
- 7.15 The repositioning of an existing shed would be set several metres away from the nearest plot boundary and would not have an impact upon neighbouring residential amenity.
- 7.16 Officers are satisfied the proposal would not adversely impact upon neighbouring residential amenity and is compliant with Policy CS16 of the Havant Core Strategy.

(iv) Highways and Parking

- 7.17 The development would not impact on existing access or parking arrangements and would not generate a need for additional on site parking.
- 7.18 Officers are satisfied the proposal would not adversely impact upon the public highway, motorists or pedestrians. The proposal therefore accords with the aims of the Car Parking SPD and Policy DM13 of the Core Strategy.

(v) Flood Risk and Drainage

- 7.19 The site is located within Flood Zone 3 and is especially vulnerable to tidal flooding events. The works largely seek to encircle a large section of the dwelling with a boundary wall to act as a flood barrier. The proposed walling would be constructed of appropriate flood resistant materials.

- 7.20 The Environment Agency has reviewed the proposal and has raised no objection and has directed the applicant towards its standing advice which provides helpful guidance in relation to flood warning and emergency response, and flood resistance and resilience.
- 7.21 Officers are mindful that the scheme has been devised primarily as a method for preventing the flooding of the host dwelling. Officers are satisfied that the development accords with the guidance of the Environment Agency and that the development would safeguard future occupants from flooding events. The proposal is in accordance with policy CS15.

(vi) Environmental Impact and Nature Conservation

- 7.22 The application site is in very close proximity to the Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI).
- 7.23 The Council's Ecologist has reviewed the proposal. Whilst direct impacts to these designated sites would not occur, the Ecologist believes there is some potential for indirect impacts associated with construction, such as noise and visual disturbance (to species associated with the designated sites) and airborne and waterborne pollution.
- 7.24 Given the close proximity of the proposed works to these highly sensitive sites the Ecologist recommends that a Construction Environment Management Plan (CEMP) is secured through condition, to ensure that construction proceeds with full consideration of the potential impact pathways. The agent has agreed to the imposition of this as a pre-commencement condition. As such the proposal is considered to accord with the aims of Core Strategy Policy CS11 and DM9.

(vii) Impact on Trees

- 7.25 The site is located within a Conservation Area. The works would impact on several trees growing within the plot. The application is supported by an Arboricultural Impact Assessment with Tree Protection Plan. Whilst some trees would be felled, it is noted that they are not of any particular public amenity value.
- 7.26 The Arboricultural Officer has reviewed the proposal and raises no objections, subject to the imposition of a condition requiring the development to be carried out in accordance with the submitted Tree Protection Plan. Subject to the imposition of this condition, the proposal would accord with Policies CS16 and DM8.

(viii) Biodiversity Net Gain (BNG)

- 7.27 This application is exempt from the requirements relating to Biodiversity Net Gain as it is a householder application.

Other Matters

- 7.28 The County Archaeologist has reviewed the proposal and is satisfied that the limited scale of the proposal does not raise any archaeological issues.

8 Conclusions

- 8.1 The development would have an acceptable visual impact which would preserve the character and appearance of the conservation area. Additionally, the development would not adversely impact upon neighbouring residential amenity. The proposal would bring benefits by helping to safeguard future occupants of the property from flooding events.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00729

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>EX_099 Rev A Location and Block Plan</p> <p>9HS-PL-GA-100 Rev 01 Site Location Plan – Existing</p> <p>9HS-PL-GA-101 Rev 01 Site Location Plan – Proposed</p> <p>9HS-PL-GA-102 Rev 01 Landscape General Arrangement</p> <p>9HS-PL-GA-103 Rev 02 Landscape General Arrangement Levels and Drainage</p> <p>9HS-PL-GA-104 Rev 01 Landscape General Arrangement Hard Landscape</p> <p>9HS-PL-GA-105 Rev 01 Landscape General Arrangement Soft Landscape</p> <p>9HS-PL-GA-106 Rev 01 Landscape General Arrangement Tree Layout</p> <p>P_100 Rev A Proposed Greenhouse</p> <p>Heritage Impact Statement Dated July 2025</p> <p>Design and Access Statement Dated July 2025</p> <p>Flood Risk Assessment Dated July 2025</p>

	<p>Arboricultural Impact Appraisal and Method Statement Report reference number: AIA/AMS-KC/HARBOURSIDE/001 Dated April 2025</p> <p>TPP-KC/9HARBOURSIDE/001 Tree Protection Plan</p> <p>Ecology Note to inform proposed landscaping at 9 Harbourside Produced by Ecosupport Dated 5th September 2025</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<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 Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Langstone Harbour Site of Special Scientific Interest (SSSI) and should include specific measures to avoid or lessen potential impacts, plus details of those responsible for implementing the measures.</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>
4	<p>The development hereby permitted shall only be carried out in accordance with the Tree Protection plan submitted by Kevin Cloud – Technical Arboriculture and <i>British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations)</i>.</p> <p>Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</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> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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2	<p>The applicant's attention is drawn to the consultation response provided by the Environment Agency, which recommends they sign up for flood warnings if they have not already done so.</p> <p><i>The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.</i></p> <p><i>Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.</i></p> <p><i>For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK .</i></p> <p><i>To get help during a flood, visit What to do before or during a flood - GOV.UK</i></p> <p><i>For advice on what do after a flood, visit What to do after a flood - GOV.UK.</i></p>
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