DELEGATED OFFICER REPORT

PROPOSAL	**Extension to existing annex including new dormers.**
LOCATION:	Towers Farm, 16 Portsdown Hill Road, Havant, PO9 3JY
REFERENCE NO:	APP/25/00645
APPLICANT:	Kira Griffin
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	31/10/2025
APPLICATION EXPIRY DATE:	27/11/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

1.1 The application site relates to a large, detached dwelling set in ample grounds, located on the northern side of Portsdown Hill Road, just west of the bridge over the A3. The property is part residential and part commercial, used as a children's swimming school. There is a large gravel frontage for parking for up to 21 vehicles for both the swim school and residential use.

1.2 Within the site frontage, set in the south-western corner, is a detached garage which has previously been converted to ancillary living accommodation under APP/13/00484. This outbuilding is constructed of brick with a pitched roof with barn hip ends that are tile hung. There are roof lights in the roof slope providing light to the upstairs rooms. To the north of the outbuilding is an enclosed fenced area providing washing line, sitting out etc for the occupiers of the outbuilding.

1.3 The front boundary of the site comprises a brick wall with high evergreen firs behind and above, completely screening the site from Portsdown Hill Road.

1.4 To the immediate west is Belmont Castle, a Grade II Listed Building in use as a nursing home. Within the grounds of Belmont Castle are some individual trees are subject to a TPO. The site also lies outside the defined urban area, and as such is within the undeveloped gap as identified by Policy AL2.

2. Planning History

95/54384/003 - Proposed detached garage to front of property. Permitted 1995

98/54384/004 - Erection of 1.8m high wall and entrance gates to southern boundary. Permitted 1999

01/54384/005 - Two storey side extension to incorporate new swimming pool and other leisure facilities at ground floor and new bedrooms at first floor. Permitted 2001

04/54384/006 - Retrospective change of use from full residential to residential with

part commercial use of the existing swimming pool together with associated increase in car parking to the front forecourt. Permitted 2005

08/54384/007 - Single storey front extension. Permitted 2008

APP/11/01576 – Display of 4No non-illuminated fascia signs Refused 12/12/2011

APP/12/00151 – Part retrospective application for the display of 3No. non-illuminated fascia signs (Revised application) Consent 04/04/2012

APP/13/00484 – Conversion and extension to garage with alteration to roof including roof lights and first floor window to allow ancillary accommodation – Permitted 06/08/2013

3. Proposal

3.1 Extension to existing annex including new dormers.

3.2 The proposed extension would add 5.2m in length, across the full width of the existing outbuilding, with eaves and ridge line to match existing. The barn hip would be replicated, and two small dormers are proposed in the east elevation facing over the parking area. The accommodation would provide an additional bedroom and enlarged living space.

3.3 The outbuilding would remain occupied on an ancillary basis (the daughter of the applicant currently lives in the outbuilding and works in the swim school) and all services are provided via the main house.

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 Local Plan (Core Strategy) March 2011
CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16 – High Quality Design
CS17 – Concentration and Distribution of Development within the Urban Areas
DM8 – Conservation, Protection and Enhancement of Existing Natural Features
DM13 – Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014
AL1 – Presumption in Favour of Sustainable Development
AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
DM20 – Historic Assets

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: adjacent Belmont castle Grade II
Conservation Area: n/a

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer – No Objection

Conservation Officer

The application site is located on Bedhampton Hill Road in Havant. To the west of the site there is a Grade II listed building 'The Towers' which is in use as a care home. The application site comprises a detached, two-storey building, set back from the road but with several outbuildings across the site, including a detached outbuilding at the front of the site, close to the boundary with the highway. It is screened from view at the front and side boundary shared with the Towers, by an established leylandii screen.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following are most relevant:

Para 212 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 214 states that:

*'Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*'Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the*

public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant:

Para 216:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

'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'.

Policy CS16 – High Quality Design

Policy CP16 (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:

a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.*
b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or

have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposal is for an extension to the north (side) elevation of the outbuilding at the front of the site, including the construction of 2no. dormer windows to the front elevation which faces into the site.

The existing structure is partially visible when stood within the front car park area of the adjacent listed building which serves as a care home. The proposed extension would appear more visible from within the grounds of the listed building, as the hedge screening is less dense further north along the shared boundary. However, there is intervening development in the form a double garage building which would sit between the proposed extension and the car park area within the grounds of the listed building.

Overall, whilst the proposal would be visible from within the setting of the listed building, this setting includes a car park and intervening development and is therefore of low significance in relation to the heritage asset in its entirety. As such, it is considered that the proposal would not result in harm to the setting of the adjacent listed building. The application is therefore considered to meet the tests set out in S16 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

Conclusion

NO OBJECTION

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.

Number of neighbour notification letters sent: 6

Number of site notices: 1

Statutory advertisement: 10/01/2025

Number of representations received: 0

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 and adjacent Listed Building
(iii) Effect on neighbouring properties
(iv) Impact on Trees
(v) Parking
(vi) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located beyond any defined built-up area and therefore within the undeveloped gap. Policies AL2 and CS17 require development in such undeveloped gap areas to be consistent with policies for the countryside as set out in national policy. This would normally resist a new dwelling in the countryside. However, the application is for householder extensions to an existing outbuilding for ancillary accommodation, and no new independent dwelling is proposed. Policy AL2 does allow for small scale householder development as an exception in the rural areas, and hence the development would comply with policy AL2.

7.3 In terms of the use of the extended annex, this would continue to be occupied by a family member with strong linkages to the main house. The current occupant is both related and works in the swim school. Although sited at the front and detached, with potential for independent occupation, the application relates to an existing ancillary annex that is genuinely occupied on an ancillary basis. Provided the ancillary condition is repeated to ensure long term compliance, then any breach of occupation could be pursued by the Enforcement team in the future if necessary.

(ii) Appropriateness of design and impact on the character of the area and adjacent Listed Building

7.4 Since the site lies immediately adjacent a Listed Building then Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5 The proposed enlargement of the existing outbuilding would add to the bulk and mass of the outbuilding in a northerly direction. It would effectively bring the outbuilding closer to the front of the main house but still retain a separation of some 15m. Given the scale of the main house then the enlarged outbuilding would remain subservient and recessive and not be overly dominant.

7.6 Whilst the front boundary wall and mature evergreen hedging screens the outbuilding entirely from any public view from the highway, there are some views of the outbuilding from within the curtilage of the adjacent Listed Building to the west. The deciduous trees and hedging along this shared boundary are sparser and therefore the existing roof of the outbuilding is visible above the fence line.

7.7 There is a stone rotunda adjacent the listed building and close to the shared boundary, as well as an old flat roofed garage. These structures form the primary setting to the listed building and intervening structures. Whilst the enlarged building and particularly the roof profile would be apparent from within the grounds of the listed building, due to the separation distance and intervening structures, it would not dominate the view or affect the setting of the listed building itself.

7.8 The Conservation Officer has concluded the proposal would not result in any harm to the setting of adjacent listed building and would meet the tests of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

(iii) Effect on neighbouring properties

7.9 Due to the separation distances and screening there would be no impact on any neighbour to the east or south. To the west Belmont Castle is in use as a care home and there are no first-floor windows facing the application site. One additional roof light is proposed in the roof slope facing the care home and like APP/13/00484 it is considered appropriate to condition this west facing roof light to be obscure glazed and fixed shut (or details of restrictors provided) to limit any views into the wider grounds of Belmont Castle, to protect care home residents privacy.

7.10 Overall 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). No third-party comments have been received.

(iv) Impact on Trees

7.11 TPO number 1873 covers 3 trees – a yew, sycamore and beech tree in the grounds of Belmont Castle. The sycamore is closest to the development and has been crown lifted in the past to 5.3m to allow for ambulance access (APP/22/00516). The sycamore is nevertheless sited a sufficient distance from the proposed development to be unaffected (it is set further back adjacent the main house of Towers Farm than the mapping indicates).

7.12 The Council's Tree Officer has raised no objection and therefore it is considered that the proposal would be compliant with policies CS11 and DM8 of the HBLP (Core Strategy).

(v) Parking

7.13 With 21 parking spaces at the front of the site, and the occupation limited to ancillary only, i.e. with no separate occupation or associated vehicles, then it is considered the site has ample on-site parking space to accommodate this small householder extension.

(vi) Biodiversity Net Gain (BNG)

7.14 With respect to BNG, as a householder application the development is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

8.1 The proposed extension to the existing outbuilding, with a condition to be occupied on an ancillary basis only, is considered acceptable in principle. Its design and impact on the character of the area, having no harm to the setting of the adjacent Listed Building or adverse impacts on TPO'd trees, is considered acceptable. There would be limited and acceptable impact on the neighbouring properties and as such the application is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00645

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:

Planning Statement
Additional Tree Information
1:1250 Location Plan Drawing Ref Towers Farm 09
Proposed Block Plan Drawing Ref Towers Farm 08
Proposed Ground Floor Plans Drawing Ref Towers Farm 11
Proposed First Floor Plans Drawing Ref Towers Farm 12
Proposed Elevations Drawing Ref Towers Farm 04
Cross Section Levels Plan Drawing Ref Towers Farm 05
Parking Plan Drawing Ref Towers Farm 06

Reason: - To ensure provision of a satisfactory development.

3. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for any business, commercial or industrial use.
   Reason: The accommodation is outside the built up area where new residential development is restricted to that needing a countryside location. The building is not in a a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. 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.

5. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the new window in the west facing roof slope shall:

   i) be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter;

   ii) be fixed shut, or fitted with restricted openings in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any such approved restricted openings shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the occupiers of the adjacent care home and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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.