

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Single storey flank and rear extensions, together with garage conversion and addition of a bay window to the frontage.
LOCATION:	Rosemead, Edward Gardens, Havant, PO9 3JJ
REFERENCE NO:	APP/25/00677
APPLICANT:	Mr Bhupinder Hazra
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	12/12/2025
APPLICATION EXPIRY DATE:	07/01/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site lies to the north of Edward Gardens and forms one property in a group of 4 detached houses to the north of the road. To the south is the Grade 2 listed Manor House. The site is also within Old Bedhampton Conservation Area.
- 1.2 The property itself is of traditional design with brown bricks and tile hanging to the front and with brown tiles. There is a front gable but otherwise hipped roofs. It is noted that the original garage has previously been reduced in depth with part of the garage used as a store.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

APP/17/00177 Remove existing conservatory; erect single storey rear extension.
Permitted 27/03/17

APP/16/00752 Remove 1No. Conifer hedge, within Conservation Area of Old Bedhampton. **Raises No Objection 26/08/16**

APP/14/00563 Reduce conifer hedge by 0.8m to height and 0.4m to all sides; remove 2No. conifers to ground level; crown reduce 1No. Eleagnus by 0.8m overall, crown reduce 1No. Pittosporum by 0.8m overall. All within Conservation Area of Old Bedhampton. **Raises No Objection**

APP/11/01451 Crown reduce by 2.5m all round, 1No. Silver Birch tree (T1) subject to TPO 1831. **Decision Made**

3. **Proposal**

Single storey flank and rear extensions, together with garage conversion and addition of a bay window to the frontage.

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 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

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
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

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: N/A
Conservation Area: Old Bedhampton

5. **Statutory and Non Statutory Consultations**

Heritage Officer

Site / Location The application site is in a residential cul-de-sac known as Edwards Gardens, which is within the Old Bedhampton Conservation Area. The property is two-storey and of modern construction (brick and tile) with an integral garage. To the south of the property lies Manor House, a Grade II listed building.

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.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

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

A heritage statement has been submitted with the application which sets out the position of the property within the Old Bedhampton Conservation Area. The proposals relate to extensions to the side (east) and rear of the property. The rear element would comprise the demolition of an existing conservatory and the erection of a flat roof extension, with roof light windows. The side extension would feature pitched roof and would include a new bay window to replace the existing garage door.

The proposals are considered to be subservient in scale and would utilise matching materials to the existing house. Therefore, it is considered that the proposals would not result in harm to the significance of the conservation area, nor the setting of the Manor House which lies to the south of the front elevation of the application site.

Conclusion

Overall, it is considered that the proposals would not result in harm to the designated heritage assets and is therefore considered to meet the tests set out in S16, S66 and S72 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.

NO OBJECTION

Arboriculturalist/Tree Officer

No comments received

Officer Comment *No trees are considered to be impacted.*

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
Press Advert		21/11/2025	12/12/2025	Is in conservation area; Affects a Listed Building and/or the setting of a Listed Building
Site Notice		23/12/2025	16/01/2026	Is in conservation area; Affects a Listed Building and/or the setting of a Listed Building

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

Number consulted: 8

No comments received - 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 The main issues in the determination of this application are considered to be:

- (i) Principle of development
- (ii) Impact on the character and appearance of the Conservation Area and Setting of Listed Building
- (iii) The impact on neighbouring residents
- (iv) Parking
- (v) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The site is located within the built up area where household extensions are considered acceptable in principle. In this case the site is also within the Old Bedhampton Conservation Area and close to Manor House a Grade 2 Listed Building and the impacts on these historic assets are considered below.

(ii) Impact on the character and appearance of the Conservation Area and Setting of Listed Building

7.3 The proposed single storey extensions to the existing dwelling are considered relatively modest. To the south of the site (beyond the road) is the Grade 2 Listed Manor House. The site is also within Old Bedhampton Conservation Area.

7.4 The application has been considered by the Council's Heritage Officer who has concluded that:

Overall, it considered that the proposals would not result in harm to the designated heritage assets and is therefore considered to meet the tests set out in S16, S66 and S72 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.

The Heritage officer has therefore raised no concerns. It is considered that the development would not negatively impact the setting of the Listed Building and would preserve the character and appearance of the Conservation Area.

7.5 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 Policies CS11 and 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) The impact on neighbouring residents

7.6 The closest residential properties are White Gates (to the west), The Spinney (to the east), 8 Tulip Gardens and 18 Nursery Road (both to the north).

7.7 In relation to the impact on White Gates, the proposal is to remove the existing rear conservatory and to provide a rear extension closest to this property. The rear

extension would project slightly less than the existing conservatory but be flush with the existing house side wall. The extension would be flat roofed with a height of approximately 3.5m. There would be no windows facing west towards White Gates. White Gates has a side door with glazing facing the application site, however it is not considered that the proposal would result in an unacceptable impact on the property.

- 7.8 The Spinney would be sited closest to the proposed single storey side extension, with the rear extension being set further from the common boundary. The Spinney has a flat roofed garage set closest to the application site. Given the single storey nature of the proposal and the retention of a set off to the boundary the relationship of the proposals to The Spinney is considered acceptable.
- 7.9 The single storey properties to the rear are set well off and the impact on these properties is considered limited and acceptable.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Parking

- 7.11 It is understood that the dwelling is a 4 or 5 bed property and this will remain the case. The existing garage has previously been reduced in depth and a store provided internally. The garage cannot therefore be used for parking already.
- 7.12 The site as currently configured would allow for the parking of two cars and this will continue to be the case. Whilst the Council's Parking Standards require 3 spaces for a 4 + bed dwelling this cannot be applied where the proposal already fails to meet this standard of provision and there are no new bedrooms or loss of usable spaces.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 In conclusion, the proposed development is considered acceptable in principle, would preserve the Conservation Area and would not detract from the setting of the Listed Building. The proposals would also have an acceptable impact on neighbouring residents and parking is not worse than is currently the case. Planning Permission can therefore be recommended.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00677

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan Drawing No. D8425_17/02 Rev P1</p> <p>Proposed Floor Plan, Sections and Elevations Drawing No. D8425_17/10 Rev P3</p> <p>Proposed Site, Roof and Block Plan Drawing No. D8425_17/01 Rev P2</p> <p>Design and Access Statement</p> <p>Heritage Statement</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

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.