

DELEGATED OFFICER REPORT

PROPOSAL	To remove existing conservatory and replace with single storey side annexe as well as retrospective boundary fencing.
LOCATION:	128 West Street, Havant, PO9 1LW
REFERENCE NO:	APP/25/00904
APPLICANT:	Mrs Hobson
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/01/2026
APPLICATION EXPIRY DATE:	26/12/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a two storey, semi-detached dwellinghouse located on the north side of West Street, Havant. This property features a projecting front gable with elevations formed from cream coloured render. The site is located just outside of the Brockhampton Conservation Area.

2. Planning History

Is there any planning history relevant to the current application?

None relevant

3. Proposal

To remove existing conservatory and replace with single storey side annexe for occupation by a family member. In addition, the application seeks retrospective permission for a 1.8m high wall/fencing to the front boundary of the property.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: NA
Conservation Area: Adjacent to boundary with the Brockhampton Conservation Area

5. **Statutory and Non Statutory Consultations**

Southern Water

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 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>

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water

Officer comment: *This has been added as an informative as such matters are handled under Building Regulations and not planning control for householder applications such as this.*

Conservation Officer

The above site is in close proximity to the boundary of the Brockhampton CA and therefore has potential to affect the setting of the conservation area. However, due to the small-scale nature of the proposed development and the suitability of the design in terms of character, form and materials, it is considered that the proposal would not result in harm to the setting of the nearby conservation area. As such, no objection is raised to the application.

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

Number consulted: 7

Representations received: 1 (Support)

[Redacted] I write in support of planning application APP/25/00904, which proposes the removal of the existing conservatory and its replacement with a single storey side annexe at 128 West Street, Havant, PO9 1LW.[Redacted] we welcome proposals that make efficient use of existing residential plots to meet evolving household needs.

The proposed annexe is ancillary in nature, designed to remain functionally and physically related to the main dwelling. Such development supports flexible living arrangements, including multigenerational households, and provides a sustainable response to housing and care pressures without necessitating large-scale new build. This approach aligns with national planning objectives to optimise the use of existing land and provide adaptable housing solutions, as outlined in the National Planning Policy Framework.

We note that the annexe is to replace an existing structure, minimising any potential impact on the character of the area and the amenity of neighbouring properties. It is important that the ancillary use is maintained, with the annexe not becoming a separate, independent dwelling. Consideration should be given to ensuring the scale, layout, and access arrangements reinforce its subordinate relationship to the main house and do not give rise to future subdivision of the plot.

[Redacted]

We trust that the council will recognise the positive contribution this proposal can make to sustainable housing provision in Havant, and we look forward to seeing continued support for well-designed ancillary accommodation in the borough.

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 and impact on the Brockhampton Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) 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 and impact on the Brockhampton Conservation Area

7.3 This proposal comprises of a single storey side extension which would have a pitched roof with a ridge height of approximately 3.8 metres. It would have a width of approximately 7.2 metres and a depth of 5 metres which would extend to 6.5 metres where the gable front wall extends forward to the front elevation. This proposal has been amended following its initial submission, with the doorway moved round to the side of the extension in order to reduce the appearance of the extension forming a separate dwelling. Materials would match the main dwelling in cream render and matching roof tile.

7.4 The proposed extension would create a bedroom, kitchen, lounge area and bathroom, with an internal doorway retained, linking the extension to the main dwelling. The extension would form an annexe for the mother of the applicant to reside and would be formed following the removal of the existing conservatory located to the side of the property.

7.5 A boundary treatment has been erected around the perimeter of the site and therefore this element of the proposal is retrospective. The boundary fencing added to a wall has a height of approximately 1.8 metres adjacent to the front boundary (the height is c.1.2m above the garden level itself). The fence appears to be an acceptable addition within the streetscene, on balance, noting that there is a high boundary wall on the opposite side of West Street to the application site and with the rising ground level within the site mitigating its impact.

7.6 The proposed extension would add a considerable footprint to the host dwelling, however given its single storey, subservient character it is judged that it could be accommodated within the site without appearing overdeveloped. The proposed annexe would serve an immediate family member, and the internal connection through to the host dwelling coupled with the shared access, garden and parking arrangements means that it would remain ancillary to the occupation of the property as a single family dwellinghouse.

7.7 The site is immediately adjacent to, albeit it not within, the Brockhampton Conservation Area with the potential for the works to affect the setting of the Conservation Area, and therefore Havant's Heritage Officer has been consulted in regard to this proposal. They have not raised any objection to this proposal, stating:

".....due to the small-scale nature of the proposed development and the suitability of the design in terms of character, form and materials, it is considered that the proposal would not result in harm to the setting of the nearby conservation area. As such, no objection is raised to the application."

The proposal is therefore considered to accord with Policies CS11 and DM20 of the Havant Borough Local Plan.

7.8 Overall the extension is deemed to be acceptable in scale and design and the proposed use as an annexe is also considered to be acceptable and would be subject to control via planning condition.

7.9 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 CS16, CS11 and DM20 of the HBLP (Core strategy & Allocations). 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

7.10 The extension proposed is located to the side of the property in a corner plot location and therefore there is a large separation distance between the proposal site and no 130 to the west of the application site. To the rear of the site is no 27 Boundary Way which is angled away from the application property. Whilst the side elevation of the proposed extension would come close to the shared boundary, as the properties would be angled away from one another the proposal is not considered to appear overbearing nor would it result in overshadowing of no 27.

7.11 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

7.12 The submitted plans show a proposal to provide 3 parking spaces to the front of the site. The current bedroom number is 2 and this would increase to 3 with the annexe – in order to meet the Council's parking standards only 2 parking spaces are required on site. The proposed provision – which is capable of being delivered under permitted development allowances – would therefore exceed the parking standards and is acceptable in this respect.

(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 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area and the neighbours and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with conditions for application APP/25/00904

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:

05 REV C Proposed first floor/ roof plan and elevations uploaded on the 13.01.2026

04 REV B Proposed ground floor plan and street elevation

01 Site location plans

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 The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved. If the building is not used as annexe accommodation, it shall only be used for purposes incidental to the existing dwellinghouse (for example as a garage, summerhouse, shed or similar incidental use). It shall not be used or occupied as a separate unit of accommodation nor shall it be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. Given the location of the building, the limited amount of amenity space and on-site parking and the likely increase in activity, noise and disturbance which would result from a non-ancillary form of use, it would be likely that such a use would harm neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance with policies CS16, DM10 and DM13 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 Details of the proposed means of foul/surface water drainage disposal will be required to be shared with Southern Water prior to work commencing.