DELEGATED OFFICER REPORT

PROPOSAL	**Disability ramped access and widened front door**
LOCATION:	17 Winsor Close, Hayling Island, PO11 9RF
REFERENCE NO:	APP/25/00928
APPLICANT:	Mr Paul Stewart
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/12/2025
APPLICATION EXPIRY DATE:	05/01/2026
WARD:	Hayling East

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 17 Winsor Close is part of a two-storey block of flats located on the north-west side of the junction of Winsor Close and Southwood Road. No.17 is a ground floor flat accessed from Winsor Close to the east via a stepped concrete footpath with metal handrails. The property is finished in brick and white uPVC cladding panels with white uPVC fenestration under a low pitched gable ended concrete tile roof. The property is set back from the street behind communal lawned areas with boundary planting that provides some screening to Southwood Road and Winsor Close. The corner of the site adjacent to the junction is bounded by a low brick wall and the shed is visible over the wall from Southwood Road.

1.2 The surrounding area is residential, with a mixture of flats and private dwellings in a variety of styles. Parking for the flats is to the east adjacent to Winsor Close.

2. Planning History

APP/25/00124. Disability ramped access, widened front door and relocation of existing shed. 17 Winsor Close, Hayling Island, PO11 9RF. PERMIT 17 April 2025.

3. Proposal

Disability ramped access and widened front door.

Officer Comment

This application is a resubmission of the proposal for a ramped access and widened front door as approved under APP/25/00124. The application does not include relocating an existing shed as this has since been removed. The agent has confirmed that the reason for the resubmission is that certificate B was incorrectly completed and notice

was not served to the correct party. All other details remain as per the previous submission.

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
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

Councillor Mark Coates No comment received.
Councillor Netty Shepherd No comment received.
Councillor Peter Oliver No comment 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: 42

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice display.	01/12/2025	23/12/2025	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comment received.	
Owner of property - No comment received.	

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) Flood risk
(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

7.3 The proposals include the installation of a new ramped disability access with handrails and concrete slab pathway. The existing entrance door would also be widened within the existing opening. The proposals would be to facilitate access by the disabled occupant to and from the dwelling.

7.4 The proposed changes to the entrance door and side window would be extremely minor, widening the door opening by approximately 0.1m and reducing the width of the window by the same. The new door and window would be in materials to match the existing fenestration such that there would be very little change in appearance. This element of the proposals is therefore deemed to be acceptable.

7.5 The proposed ramp would be of a modular steel construction and would sit over the existing concrete path and entrance steps. The ramp design includes black safety rails to a maximum height of approximately 1.3m, replacing the existing metal handrails. A small area of concrete slab pathway is proposed to the south-east of the ramp in order to provide a level link between the existing public footpath and the private footpath around the property. The design of the ramp includes steps allowing for a more direct

route between the entrance door and public footpath, for the benefit of non-disabled and ambulatory disabled users. Much of the proposed ramp would be screened from public view by the existing boundary hedge and the proposed steps and safety rails would not appear significantly different from the existing access arrangements. The proposed ramp is therefore considered to be acceptable.

7.7 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

7.8 The proposals would affect the entrance to the host dwelling and No.18 on the first floor. No other flats within the block share this entrance and the impact to Nos. 1 to 16 is therefore deemed to be minimal, given the limited visual impact of the proposals. A certificate B was completed and notice has been served to the freehold company of the flats.

7.9 Whilst the proposals would not be readily visible from the first floor flat at No.18, the changes to the access would affect this property. The design of the ramp includes steps in order to provide a more direct access route for the occupants of No.18, and the impact to this property is therefore considered to be limited and acceptable.

7.10 Flats at No.109 Southwood Road are directly opposite the application site on the south-east side of the junction between Winsor Close and Southwood Road. Whilst the proposals would be visible from the north-west windows of the No.109, they would be located at least 11m away and would not result in any loss of light, outlook, or privacy. The impact to the flats at No.109 is therefore deemed to be minimal.

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) Flood risk

7.12 The proposal is within Flood Zone 2. The agent has submitted the required Flood Risk Assessment and has noted that the proposals are for revised access arrangements only and do not involve new internal floor areas or affect the existing accommodation. This is satisfactory in meeting the requirements of Policy CS15.

(v) Biodiversity Net Gain (BNG)

7.13 The proposals include the removal of a small existing area of grass and privet hedge. The area of grass to be removed is approximately 8m in length by 1.6m in width, totalling approximately 12.8m2. The amount of linear hedging to be removed is approximately 1m, and it is noted that the site does not include any designated priority habitats. The proposals therefore meet the De Minimis exemption requirements for 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.

---

9. RECOMMENDATION:

That the Development Manager be authorised to GRANT PERMISSION for application APP/25/00928 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:

Location and Block Plans 3361 P_02 A
Proposed Plans and Elevations 3361 P_01 A
Flood Risk Assessment received 10 November 2025

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

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:

- Your application was acceptable as submitted and no further assistance was required.