DRAFT DELEGATED OFFICER REPORT

PROPOSAL	**Proposed shed.**
LOCATION:	Sea Breeze Cottage, Beach Road, Hayling Island, PO11 9DT
REFERENCE NO:	APP/25/00329
APPLICANT:	Mr Brian Boseley
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/10/2025
APPLICATION EXPIRY DATE:	26/09/2025
WARD:	Hayling West

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 The application site lies to the east of Beach Road on Hayling Island. The building is a Thatched property and appears to be a converted stable building in the former grounds of a larger thatched property.

1.2 The building is listed Grade 2 with the adjacent property and the listing reads as follows:

SZ 79 NW HAVANT MANOR ROAD Hayling Island 15.5.76 9/4 Deep Thatch (and Outbuilding) II

House. Late C18. Brick, with a thatched roof. Front (west) of 2 storeys, 4 windows. The roof is hipped at the north side, has a catslide at the rear, with 2 unequal gables. Red brick walls in Flemish bond, with blue heads, cambered ground floor openings. Casements. Entrance at the side. A small detached stable block has a ½-hipped thatched roof and boomed walls, with a small extension in rubble brick and stone walls, also with a thatched roof.

1.3 To the north is a modern two storey house No.10 Lexden Gardens and to the south Sea Breeze a thatched larger house.

1.4 There are a number of trees within the application site including a relatively small Hawthorn Tree which is subject to a Tree Preservation Order. This is a tree that replaced an earlier Phillyrea tree which was subject to a Tree Preservation Order but was felled under the Dead, Dying or Dangerous exemption.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

APP/22/00623
Listed building application for amendments to dwelling comprising one new double glazed window; one new double glazed replacement window; relocation of porch and front door to north elevation; blocking up of doorway to south elevation; removal of partition wall in internal ground floor to create open plan living area; and relocation of staircase (retrospective application). **Granted 29.9.22**

APP/25/00330
Listed Building Consent for proposed shed. – Current Application

3. Proposal

Proposed shed.

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
DM8 Conservation, Protection and Enhancement of Existing Natural Features

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

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: 2
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Conservation Officer

Site / Location
The application site is located the corner of Beach Road and St Mary's Road on Hayling Island. It comprises a detached, thatched cottage which due to its historic and architectural significance, is Grade II listed.

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 paragraphs are most relevant to the determination of this application: 212 – 215.

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 CS16 – High Quality Design
Policy DM20 (Allocations Plan) - Historic Assets

Assessment

The proposal is for the erection of a new shed, to be located within the private, rear amenity space of Sea Breeze Cottage, more precisely in the northeast corner.

The proposed shed would be detached from the main listed building and would comprise timber stud work, with a green felt roof and wooden framed doors and windows to be stained black.

Overall it would have the domestic appearance of a standard garden shed and being tucked into a corner position, would not detract from the architectural significance of the main listed building.

As a result, the proposal would not result in harm to the listed building and therefore meets the tests set out in S16, S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the NPPF and the adopted Local Plan.

Conclusion

NO OBJECTION

Southern Gas Networks - stage 1
No comments received.

Officer Comment: Given the nature of the proposals it is not considered that the development is likely to impact underground assets. An informative is recommended in relation to Gas interests.

Arboriculturalist HBC
Thank you for your email, with regards to the Hawthorn – I agree it is not a constraint to development, and I raise no objection on arboricultural merit.

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 display Second display	16/09/2025 07/01/2026	07/10/2025 28/01/2026	Affects a Listed Building and/or the setting of a Listed Building
Press Advert		19/09/2025	10/10/2025	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: 20

No comments received.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

(i) Principle of development
(ii) Impact upon the character and appearance of the area
(iii) Impact upon residential amenity
(iv) Impact on Listed Building and its setting
(v) Biodiversity

(i) Principle of development

7.1 The site is located in the built-up area where residential extensions are considered acceptable in principle subject to other development management considerations considered below.

7.2 In addition the property is a Listed Building and the following considerations therefore also apply:

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.

This is considered below in part (iv).

(ii) Impact upon the character and appearance of the area

7.3 The proposed shed would be located to the northern site boundary adjacent to a brick and flint boundary wall and adjacent to a lean two structure in the grounds of the adjacent house No. 10 Lexden Gardens. The building would be set back from the street scene with Sea Breeze Cottage set closer to Beach Road. The shed would have a limited and acceptable impact on the character and appearance of the area and would comply with policy CS16 of the Havant Borough Local Plan 2011.

(iii) Impact upon residential amenity

7.4 The shed would be located adjacent to the boundary wall with No.10 Lexden Gardens adjacent to an existing lean-to structure. It is set back from an existing flank window in No.10. Furthermore, existing trees and vegetation reduce any view to the neighbouring property.

7.5 The shed would be set off the boundary to Sea Breeze to the south.

7.6 It is noted that no objections have been received and the development is considered to have a very limited and acceptable impact on the residential amenities of the occupants of adjoining properties.

(iv) Impact on Listed Building and its setting

7.7 The proposal has been assessed in terms of its impact on the Listed Building and its setting by the Councils Heritage Officer who has assed the proposal as follows:

The proposal is for the erection of a new shed, to be located within the private, rear amenity space of Sea Breeze Cottage, more precisely in the northeast corner. The proposed shed would be detached from the main listed building and would comprise timber stud work, with a green felt roof and wooden framed doors and windows to be stained black.

Overall it would have the domestic appearance of a standard garden shed and being tucked into a corner position, would not detract from the architectural significance of the main listed building.

As a result, the proposal would not result in harm to the listed building and therefore meets the tests set out in S16, S66 and S72 of the Planning (Listed Building and

Conservation Areas) Act 1990 and the relevant parts of the NPPF and the adopted Local Plan.

7.8 The proposal is therefore considered to preserve the listed building and its setting.

(v) Biodiversity

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

8 Conclusions

8.1 In conclusion, the proposal is considered acceptable in principle, would have a limited and acceptable impact on residential amenity and would preserve the listed building and its setting. Planning Permission can therefore be recommended.

---

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00329

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 Plan Site Plan, elevations and Floor Plan Block Plan Heritage Statement Tree Protection Statement **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. **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: You were updated about issues after the initial site visit.
2	Southern Gas Networks - Overbuild Advisory Note There are a number of risks created by built over gas mains and services; these are: Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage. Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry. Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter. Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must: 1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and

	2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below: Phone 0800 912 1722 / Email plantlocation@sgn.co.uk In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated. Further information on safe digging practices can be found here: Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging- safely