DELEGATED OFFICER REPORT

PROPOSAL	**Rear first floor extension above existing extension.**
LOCATION:	12 Luard Court, Havant, PO9 2TN
REFERENCE NO:	APP/25/00768
APPLICANT:	Ms Maria Ainsley
CONSULTATION EXPIRY DATE:	02/12/2025
APPLICATION EXPIRY DATE:	02/01/2026
WARD:	St Faiths

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

1.1 The application site comprises of a chalet bungalow with a front and rear dormer located in Havant. The application site features parking to the front and side, a side garage and a rear garden. The property's materials feature brickwork, tilework and pebbledash for the external walls and brown concrete tiles for the roof. The property is in an urban and residential area, with the dwellings on the streetscene being primarily two storey houses and chalet bungalows.

2. Planning History

Is there any planning history relevant to the current application?

2.1 No

3. Proposal

3.1 Rear first floor extension above existing extension.

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

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

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

Arboriculturalist/Tree Officer

I can confirm that the Council would not require supporting Arb evidence in relation to this proposed development.

Southern Gas - HP Pipeline

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.

2. No plant or storage of equipment shall be made within any easement strip.

3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.

4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).

5. No thrust boring shall take place within 3 meters of the pipeline.

6. All planting within the easement strip should comply with ‘Notes for Guidance on Tree Proximity’.

7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before

work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to highpressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of 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.

Number consulted: **4**

Public comments - Number of representations received: **0**

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) Arboriculture
(viii) Biodiversity Net Gain (BNG)

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) <u>Appropriateness of design and impact on the character of the area</u>

7.3 The application proposes a flat first floor rear extension over the existing rear extension to serve an enlarged bathroom.

7.4 The extension whilst featuring a flat roof, would be significantly set off from the ridge line of the property and would not be a full width rear extension and would effectively extend a rear dormer. Officers moreover consider that due to the set offs from the ridge and side walls of the property, the extension would be similar in appearance to a deep dormer, whilst the design of the proposal is ordinarily discouraged by the Havant Borough Design Guide SPD, officers consider it as similar in style to neighbouring roof additions. The proposal would be limited in mass and bulk such that it would appear subservient and not over prominent to the host dwelling and is therefore on balance considered to be acceptable. It is also noted that the proposal would not be readily visible upon the streetscene, only visible from the rear of the neighbouring properties and is located at the end of a cul de sac with the A27 to the southeast lessening its impact upon nearby visual amenities.

Materials

7.5 The proposal would feature hanging tiles for the external walls this is considered acceptable.

7.6 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) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) <u>Effect on neighbouring properties</u>

7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, and the rear window of the extension will be conditioned to be obscure glazed if permission is forthcoming, which is considered to mitigate any potential overlooking to acceptable levels to the property to the rear No.4 The Gardens.

The extension is set off the boundary with the property to the north 11 Luard Court to avoid overbearing impacts.

7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

7.9 Is there sufficient amenity space?

Yes

(iv) Arboriculture

7.10 Due to a nearby tree the council's Arboriculturist was consulted during the application process, the council's Arboriculturist stated "*I can confirm that the Council would not require supporting Arb evidence in relation to this proposed development*." Regarding these comments the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusion

8.1 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) 2011.

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to **Approve with Conditions for** application APP/25/00768

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 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

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Drawing number: 25044 - STA - ZZ - ZZ - D - A – 2300 Rev P01: Proposed Elevations: Date uploaded 29/09/2025

Drawing Number: 25044 - STA - ZZ - ZZ - D - A – 2100 Rev P01: Proposed site plan: Date uploaded 29/09/2025

Drawing Number: 25044 - STA - ZZ - ZZ - D - A – 2200 Rev P01: Proposed floor and roof plans: Date uploaded 29/09/2025

Drawing Number: 25044 - STA - ZZ - ZZ - D - A – 1100 Rev P01: Location and block plan: Date Uploaded 29/09/2025.

Reason: - To ensure provision of a satisfactory development.

4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), the proposed rear first floor bathroom window on the plans hereby approved shall be filled with and thereafter retained with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent).

   Reason: In the interests of the amenities of the occupiers of nearby properties 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.

2. The applicant is advised that during the application process, Southern Gas has left the following advice for the applicant:

   Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

   The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in

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