

DELEGATED OFFICER REPORT

PROPOSAL	Demolition and replacement of single storey extension with first floor terrace and landscaping works to existing patio.
LOCATION:	Westmead, 43 Portsdown Hill Road, Havant, PO9 3JU
REFERENCE NO:	APP/25/00898
APPLICANT:	Mrs Nicola Norris
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	03/12/2025
APPLICATION EXPIRY DATE:	25/12/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 Westmead is a two storey detached dwelling to the south of Portsdown Hill Road. The site is steeply sloped so that the main dwelling sits below the street and is accessed via a long driveway that sweeps across the frontage from the crossover in the north-west corner to a detached garage on the eastern side of the main dwelling. In front of the driveway there is a raised grassed area with mature planting and the site is further screened by 1.2m high close-boarded fencing to the front boundary. The property is finished in red multi brickwork with mock Tudor panelling in black timber and white render to the front elevation and a decorative stucco gable end above a white uPVC conservatory and balcony with metal railings. The fenestration is white uPVC with hung tiles and decorative leadwork to barrel bay windows under a plain clay tile roof. There is a raised terrace across the rear of the property with steps down to an approximately 50m long rear garden surrounded by 1.8m high close-boarded fencing and extensive mature screen planting. The conservatory and balcony sit atop the terrace and are further raised up on stonework patio that extends around the side and rear of the house to form raised planters. The garden is approximately 27.5m wide behind the terrace and widens to approximately 46m across the rear boundary.
- 1.2 The area immediately surrounding the application site is predominantly residential and comprised of relatively large, detached dwellings set within the south side of Portsdown Hill. The new development of Portsea View lies immediately to the south of the site and there are three new houses under construction to the west, which were approved under APP/14/00420. To the north on the opposite side of the street there are open fields.

2. Planning History

Is there any planning history relevant to the current application?

APP/13/00714. New vehicular access. PERMIT. 16/09/2013.

APP/14/00420. Construction of 3No. 4 bed four storey dwellings with associated landscaping and parking. PERMIT. 21/08/2014.

3. **Proposal**

Demolition and replacement of single storey extension with first floor terrace and landscaping works to existing patio.

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
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**

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.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. **Therefore, Southern Water has no objections to this proposal.**

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Southern Gas - IM and MP Pipelines

No comments received.

Officer Comment

Noting that the site is within a high-pressure pipe buffer zone, an overbuild advisory note has been included.

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: 8

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice.	11/11/2025	03/12/2025	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
Supporting comment, redacted, summary as follows: Comment expresses no privacy concerns and notes that additional privacy screening is intended at the neighbouring property.	Noted, although privacy screening at neighbouring properties cannot be conditioned as part of this application.

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) 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 comprise a replacement conservatory with a balcony area above, following demolition of the existing conservatory and balcony. As part of the works the existing stonework patio would be extended around the replacement conservatory and altered to include a new raised planter. The design of the balcony was revised following discussions with the agent and applicants due to potential overlooking issues.

7.4 The proposed conservatory would be approximately 6m long and 7m wide, approximately 26.6m² larger in footprint than the existing conservatory. A new inglenook fireplace is incorporated into the design that would be expressed externally as a stone wall feature. The proposed balcony as originally submitted extended to the end wall of the dwelling, however this has since been revised and will now retain its existing shape and size. The overall replacement structure would have a maximum height of approximately 4.2m, a marginal difference of 0.25m higher than the existing. The patio would be squared off to allow an approximately 1.4m wide walkway around the proposed conservatory, with steps down to the south and west stopping just short of the existing stonework planters. A new raised planter would be formed between the steps. The proposals, including the altered and extended patio, would be well screened from Portsdown Hill Road by the existing dwelling and drop in ground levels and from Portsea View due to extensive mature screen planting. As such the proposals would not be visible from the public realm and are therefore considered to be acceptable.

7.5 The materials proposed include a metal fascia and column in a dark bronze effect or similar with aluminium framing around the glazing to match. Soffits are proposed in natural timber. The stone feature wall would be in a Yorkstone similar to that used in the existing terrace and raised planters. Whilst comparatively modern in appearance, the materials would reference the existing dark metal railings and stonework of the host dwelling and would not be out of keeping given the wide variety of materials and styles within the local area. The materials are therefore considered to be 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). 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

- 7.7 To the east is No.41 Portsdown Hill Road. The proposals would be located to the western side of the host dwelling and as such would not be visible from No.41. The proposals are therefore considered to result in a minimal impact to this property.
- 7.8 To the west there are three new dwellings currently under construction that were approved under APP/14/00420. The dwellings are visible from the existing balcony and the approved plans include terraced balcony areas. The design of the proposed replacement balcony was revised following discussion with the agent over concerns that the proximity of the balcony to the boundary would noticeably increase overlooking to the gardens and balconies of the new dwellings, taking the unusual topography of the sites into account. As the balcony footprint will now remain as existing it is considered to result in no change in overlooking. Whilst the extended patio would be somewhat closer to the shared boundary, a separation distance of at least 5.6m would be maintained such that the overlooking would be no greater than that offered by the existing terrace, which is within 2m of the boundary. Consequently the impact to the adjacent new build dwellings is considered to be limited and acceptable.
- 7.9 To the south is the new-build development of Portsea View (APP/14/00232). There are no properties with boundaries immediately adjacent to the site.
- 7.10 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) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00898 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 Plan P001
Proposed Site Plan P102 Rev A
Proposed Ground Floor Plan P105
Proposed First Floor Plan P106 Rev A
Proposed South Elevation P110 Rev A
Proposed West Elevation P111 Rev A
Design and Access Statement Rev A

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 18 December 2025, 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.

- 4 Other than the area marked as existing terrace on the hereby approved plans, at no time shall the flat roof of the extension hereby approved be used as balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the neighbouring occupiers 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://lsbud.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>.