

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and single storey side extension
LOCATION:	13 North Close, Havant, PO9 2TE
REFERENCE NO:	APP/26/00053
APPLICANT:	Mr & Mrs Darville
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/02/2026
APPLICATION EXPIRY DATE:	24/03/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 13 North Close is a semi-detached chalet bungalow to the north-west of North Close, set at the point where the road curves so that the site boundary is narrow at the front and widens towards the rear boundary. The property is finished in white painted brickwork and dark brown cladding boards with white uPVC fenestration under a gable ended concrete tile roof. The main dwelling is set back behind a gravelled frontage that is open to the front with hedging to either side. The gravel continues along the north-east boundary forming a driveway to a detached garage. There is a small lean-to conservatory to the rear of property and a lean-to rear porch at the side beyond an external chimney breast. There is a white painted brick wall between the dwelling and garage with a pass gate to the rear garden set within and two steps up to account for a slight rise in ground level. The rear garden is over 30m in length and backs on to Lymbourn Spring, with extensive mature planting to the rear boundary and lower level shrub planting to the south-west boundary against a 1.2m high chain-link fence
- 1.2 The area immediately surrounding the application site is residential and is comprised of large detached and semi-detached properties in a variety of styles and materials. The properties are set within generous plots and have in many cases been altered or extended. As mentioned above, the site backs on to Lymbourn Spring, with the Hayling Billy Trail on the other side of the watercourse to the west.

2. Planning History

No relevant history

3. Proposal

Single storey rear extension and single storey side 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

CS15 (Flood and Coastal Erosion Risk)

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

Environment Agency

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection** to the proposal as submitted.

Although there is no Flood Risk Assessment (FRA) submitted for this application, we are satisfied with the proposal from a flood risk perspective. The development lies entirely within Flood Zone 1, although Flood Zone 2 and 3 are within the boundary of the site. The flood risk posed by this development has been assessed to be minimal with the development being outside of the flood zone, including any climate change allowances.

Advice to Local Planning Authority and applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 requires a permit (called a 'Flood Risk Activity Permit') to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal);
- On or within 8 metres of a flood defence structure or culvert (16 metres if tidal);

- On or within 16 metres of a sea defence;
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; and/or
- In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it is a tidal main river) and you do not already have planning permission.

Please see the details below regarding requirements for Flood Risk Activity Permits (FRAPs) for any terrestrial construction works planned at main river watercourse crossing points.

In addition, there will also be a requirement for Flood Defence Consents (FDC) for any ordinary watercourse crossing points and the potential requirement for a Marine Licence for any works proposed below the Mean High Water Spring (MHWS) mark. The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

For further guidance, please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

To enquire about the permit application process, the Applicant should contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. We would advise the Applicant to contact us at the earliest opportunity.

Officer Comment

Comments regarding environmental permits have been added as an advisory.

Southern Gas - IM and MP Pipelines

No comments received.

Officer Comment

GIS mapping shows that the buffer zone follows the rear boundary of the site and would be some distance from the proposed additions.

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday

No comments 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: 5

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First Site Notice	02/02/2026	23/02/2026	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
No comments 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)

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 single storey flat roofed extensions to the side and rear of the property, following the demolition of the existing conservatory and lean-to porch. The side extension would be angled in plan to follow the line of the existing driveway so that there would be no impact to existing parking arrangements or to existing garden access.

7.4 The proposed side extension would be 5.4m in length and would be angled in plan so that it would be approximately 1.08m wide at the front and 3.2m wide at the rear with a height of approximately 3.3m. It would be in materials to match the host dwelling and would be set back from the street by approximately 12.8m. As such the proposed side extension would not appear unduly prominent in the context of the host dwelling or street scene and is considered to be acceptable.

- 7.5 The proposed rear extension would project from the rear wall of the host dwelling by 4m and would be 6.6m in width, extending beyond the side wall of the host dwelling to align with the ground floor chimney breast. In height it would match the proposed side extension, although due to a step up in ground levels the height would be approximately 3.075m, and there would be two flat lanterns set within the roof. The proposed rear extension would be obscured from public view by the host dwelling and the proposed side extension and would be in materials to match both. It is 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 south-west is No.12 North Close, which is the other half of the semi-detached pair. In plan the properties are mirrored so that the dining room window of No.12 would be adjacent to the proposed rear extension, although the proposed side extension would not be visible. The proposed rear extension has therefore been checked to confirm it would meet the overshadowing guidance as set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011), which is the case due to the relatively low proposed height. Given that the proposal is at single storey only it is not considered to appear overbearing or to significantly reduce the outlook of No.18 and is therefore considered to result in a limited and acceptable impact to this property.
- 7.8 No.14 North Close lies to the north-east and is a two storey detached dwelling. The garage of No.14 is attached to the garage of the host dwelling so that the properties are separated by both driveways divided by mature hedge planting. As such the impact to No.12 is considered to be limited and acceptable.
- 7.9 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

- 7.10 Due to the proximity of the site to Lymbourn Spring the Environment Agency was consulted and have commented that they are satisfied that the proposal would result in no additional flood risk. The proposal is therefore considered satisfactory in meeting the requirements of Policy CS15.

(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 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/26/00053 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:

Proposed Floor Plans 3374 P_01
Proposed Elevations 3374 P_02
Location & Block Plan 3374 P_03

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.

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 Environmental Permit

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