

DELEGATED OFFICER REPORT

PROPOSAL	Conversion of detached double garage to additional domestic accommodation, guest bedroom and en suite shower room.
LOCATION:	41B Bedhampton Hill, Havant, PO9 3JN
REFERENCE NO:	APP/25/00714
APPLICANT:	Ms V Beach
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/11/2025
APPLICATION EXPIRY DATE:	10/12/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

The application site comprises of a bungalow located in Bedhampton. The property is accessed off of a private road, with the site having been divided into three properties under application 04/52260/005. The dwelling features a double garage featuring brickwork and concrete tiles and parking space to the front of the property, with a garden to the rear. The property's materials feature brickwork for the external walls and concrete tiles in a hipped roof design for the roof. The application site is located within an urban and residential area, with the character of the street, featuring a mix of designs, materials, mass and bulks.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/12/00622 - Fell 2No. Sycamore trees (within 41a and 41B Bedhampton Hill), within Group 1 of TPO 1779 – Refused 15/08/2012.

APP/12/01158 - Fell 2No. Sycamores (within 41A & 41B Bedhampton Hill), within Group 1 of TPO 1779 – Refused 11/12/2012.

APP/15/00463 - Fell 2No. Sycamore within G1 subject to TPO 1779 – Refused 29/06/2015.

APP/12/00956 - Reduce height of 1No. Sycamore to previous pruning points, within Group 1 of TPO 1779 – Approved 19/12/2012.

APP/11/01799 - Fell 2No. Sycamore trees within Group 1 of TPO 1779 – Refused 17/01/2012.

APP/12/00949 - Reduce height of 1No. Sycamore to previous pruning points, within Group 1 of TPO 1779 - Approved 19/12/2012

APP/16/00501 - Crown reduce 2No. Sycamores back to previous pruning points, both trees within Group G1 of TPO 1779 – Approved 04/07/2016

APP/21/00375 - Remove 2No. Sycamores. Subject to G1 of TPO 1779 – Refused 20/05/2021.

APP/21/00381 - Crown reduce overall 2No. Sycamores back to previous pruning points. Subject to G1 of TPO 1779 – Approved 20/05/2021.

APP/21/00971 - Remove 2No. Sycamores. Subject to TPO 1779 – approved on appeal 31/10/2023.

01/52260/002 - Alterations to No 41 (including demolition of part of house to create new access to rear of site) and conversion of single storey extension to form separate dwelling, and associated external alterations., REF,29/01/2002

02/52260/003 - Outline Application for the demolition of existing dwelling, conversion of existing single storey annexe to 4 bed bungalow and erection of 1 no. 3 bed chalet bungalow and 1 no. 4 bed chalet bungalow utilising new access to Bedhampton Hill and felling of TPO tree., S106,17/12/2002

04/52260/005 - Erection of 2 No. 4 bed dwellings with integral double garage and one with a detached double garage utilising the existing access to Bedhampton Hill., S106 03/11/2004

03/52260/004 - Application for approval of reserved matters relating to external appearance and design of outline planning permission 02/52260/003 for conversion of existing single storey annexe to 4 bed bungalow with integral double garage., PERM,28/05/2003

3. Proposal

Conversion of detached double garage to additional domestic accommodation, guest bedroom and en suite shower room.

Officer comment: Whilst an existing garage can ordinarily be converted into living accommodation under permitted development rights, this proposal requires planning permission due to the imposition of condition 15 of 04/52260/005 which states:

The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review), T5 and GDDI of the Havant Borough Local Plan 1994.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: **N/A**

Conservation Area: **N/A**

5. Statutory and Non Statutory Consultations

Southern Water

Please see our comments below regarding the above planning consultation application.

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.

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Officer comment: The recommended condition has not been considered reasonable to impose, regarding that the works are shown to feature a sufficient separation distance from the sewer lines, and below ground works are considered unlikely to occur, regarding the proposed plans. An informative will be added to the decision notice informing the applicants to contact Southern Water if

Arboriculturalist/Tree Officer

The application was discussed with the Council's Arboriculturist who has raised no objection.

Ecologist

Based on my review of the application documents, and GIS mapping I am content to conclude that the risk to protected or notable species appears negligible. No further information is justified.

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. Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 10

Number of representations: **1 Objection**

Comment:	Officer Comment:
1. Amended block plan with parking, filed 5-Mar-2026 contradicts Land Registry record of boundary. (Redacted).	This is a civil matter.
2. If granted, that would conflict with existing planning consent 04/52260/005 which recites "The garages hereby permitted shall be retained and kept available for the parking of cars at all times."	Acknowledged, however, the proposal is to be assessed upon its individual merits and its impact upon parking matters.
3. Any grant would conflict with restrictive covenant section 13(c) of conveyance. These issues were addressed-- (redacted).	Covenants are not a planning matter.

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)
- (v) Parking
- (vi) Ecology
- (vii) Arboriculture

(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 proposal proposes internal changes to the detached garage which are considered acceptable, externally the proposal only comprises of fenestration changes which would be matching materials which is considered acceptable. Consequently, 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) Effect on neighbouring properties

7.4 The proposal would not increase any overshadowing or a sense of enclosure of neighbouring properties which is considered acceptable. Regarding overlooking, the fenestration changes would face the private road or boundary treatment which is considered acceptable. 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.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

7.6 The proposal would remove parking space within the garage, however, the plans show that three parking spaces can be accommodated on site and this proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Parking SPD and is considered acceptable in this regard.

(vi) **Ecology**

- 7.7 The Council's Ecologist was consulted for this application. Regarding this, the Council's Ecologist stated "*Based on my review of the application documents, and GIS mapping I am content to conclude that the risk to protected or notable species appears negligible. No further information is justified*". Regarding this, Officers consider the proposal to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

(vii) **Arboriculture**

- 7.8 The Council's Arboriculturist was consulted for this application. The Council's Arboriculturist did not object to the proposal, and the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

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 Executive Head of Place be authorised to Approve with conditions for application APP/25/00714

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:

Amended block plan with parking: Uploaded 5/3/2026

Location plan: Uploaded 15/10/2025

Drawing Number: DRG NO 08: PROPOSED PLANS AND ELEVATIONS: Uploaded 10/09/2025

Drawing Number: DRG No 07: EXISTING PLANS AND ELEVATIONS: Uploaded 10/09/2025.

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.

4. The living accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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 sought and were provided with pre-application advice,

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

2. Please be aware that Southern Water has identified a sewer line located within the curtilage of the application site, if underground works are to be undertaken, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).