

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00019

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Disability ramp and revised front door to provide disability access

SITE ADDRESS: 43 Beach Road, Hayling Island, PO11 0JB

AGENT DETAILS: Martin Farrer

APPLICANT DETAILS: Mrs Maskell

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 09 March 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

43 Beach Road, is a detached bungalow constructed with a redbrick with cream render to the elevations with a hung tiled roof. The property is set back from the highway, the frontage of the property with a laid to lawn front garden area, a vehicular access leads onto Beach Road with a hardstanding for the parking of vehicles. The front boundary treatment consists of a brick wall with close boarded fencing to the front side boundaries.

2 **Planning History**

None relevant

3 **Proposal**

Disability ramp and revised front door to provide disability access.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Portsmouth Water:

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network.

Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>
Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure.

Enquiries regarding these assets should be directed to the relevant authority/company.

Officer comment: *If permission is granted Portsmouth Water's comments would be an informative on the decision notice.*

Southern Gas:

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

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It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Officer comment: *If permission is granted Southern Gas Network's comments would be an informative on the decision notice.*

Scottish and Southern Electricity Networks:

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9. If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

Officer comment: *If permission is granted Scottish & Southern Electricity's comments would be an informative on the decision notice.*

6 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 proposal is for the installation of a disability ramp and the widening of the front door entrance to provide improved accessibility. A raised platform with an approximate finished floor level of 0.35 m above ground level would be constructed adjacent to the front entrance. A ramp would extend from this platform along the northern side elevation to a secondary platform, with a further ramp extending along the eastern front elevation to an additional platform. Handrails are proposed along both sides of the ramp, and facebrick detailing is included on the ramp structure to ensure the materials remain consistent with those of the existing bungalow.

7.5 The property is set back approximately 11.5 m from the highway, with the proposed ramp and platform positioned around 10 m from the highway. While the structure would be visible from the public realm, it would be partially screened by the existing brick boundary wall. It is therefore considered that the proposal would not result in any harmful impact on the character or appearance of the streetscene.

7.5 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

7.6 Due to the layout and distance between the proposed ramp and platform and the surrounding residential properties, the development would not give rise to an overbearing impact or a loss of light, outlook, or privacy. The proposal is assessed as having a limited and acceptable effect on adjacent and nearby dwellings, therefore 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)

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

8 Conclusion

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/26/00019 subject to the following 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 and Block Plan – Drawing No. 3376_P_02 – Received 12 January 2026

Proposed Plans and Elevations – Drawing No. 3376_P_01 – Received 12 January 2026

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, 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

Informatives:

Informative 1:

In accordance with paragraphs 39-51 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.

Informative 2:

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