

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/01008

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey rear extension

SITE ADDRESS: 60 Bedhampton Hill, Havant, PO9 3JP

AGENT DETAILS: Mr Tristan Donaldson

APPLICANT DETAILS: Mr Mario Sammut

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 04 March 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

The application site is located close to the Rusty Cutter roundabout, on its north-western side, within an enclave of residential dwellings accessed from Bedhampton Hill. No. 60 occupies a corner position at the junction of Glebe Park Avenue and the cul-de-sac section at the eastern end of Bedhampton Hill. The property is a substantial detached dwelling constructed with brick slips at ground-floor level and cream-painted render above. The first-floor elevations are finished with grey cladding, and the roof is covered with rustic red concrete plain tiles. The dwelling is set back within its plot, and the land rises steeply towards the north.

Vehicular access to the site is available at both the rear—via Bedhampton Hill—and at the front, where a parking area is accessed from Glebe Park Avenue. Boundary treatments around the frontage garden and the side boundary facing Glebe Park Avenue consist of brick walls topped with fencing. High hedging is present along the rear western and southern boundaries, while the eastern boundary is enclosed by close-boarded fencing. To the east is another substantial detached dwelling set slightly further back than the application dwelling, and it has a detached garage located up to the shared boundary approximately 2m in front of No 60. To the south of the site, at a further elevated position, is a detached chalet style dwelling set in a smaller plot, such that there is a flank to back separation of some 23m. On the western side of Glebe Park Avenue are further detached dwellings.

2 Planning History

APP/18/00847 - Installation of first floor balcony on south elevation; installation of opening, obscured glazed window on west facing roof profile; construction of garage and installation of 1.85m gates to driveway (as amended). – Permit - 30 October 2018

APP/20/00005 - Demolition of existing attached single garage; erection of part single, part two storey side extension with roof alterations incorporating extension of second floor accommodation. – Permit – 25 February 2020

APP/20/01135 - Variation of Condition 2 of Planning Permission APP/20/00005 relating to replacement of proposed balcony with dormer with BI folding door sets opening inwards with Juliette balcony on south elevation. – Permit - 14 January 2021

3 Proposal

Single storey rear extension.

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

Southern Gas Network

Thank you for your enquiry, indicating that an application for planning permission has been made for the above development.

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 high_pressure 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.

Officer Comment: *If permission is granted the above 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 involves the construction of a single-storey extension to the south-eastern rear elevation of the property following the demolition of the existing flat roof extension to the rear. The extension would measure 5.4m in depth and 4.4m in width. As the site is positioned toward the lower part of Portsdown Hill, the ground level slopes from north to south. Consequently, the southern side of the extension would appear higher in relation to existing land levels than the northern side. The maximum roof height would be 4.2m at the northern end and 4.7m at the southern end. The extension would incorporate a hipped flat-roof design including 2No. roof lights, with an eaves height of 4m. Three windows are proposed on the eastern elevation, with French doors to the southern elevation and a set of bi-folding doors to the western elevation providing access to the existing balcony area.

7.4 The materials to be used in the construction include render to match the existing elevations of the property. The proposed mansard roof is to be finished with rustic red concrete plain tiles, with a black mineral torch-on material used for the flat-roof element. The proposed development is considered to be in keeping with the character of the area.

- 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 Due to the location of the proposed extension to the rear of the property it would not be readily visible to the neighbouring property to the north (No.2B Glebe Park Avenue). It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The neighbouring property to the west (No.62 Bedhampton Hill) is a significant distance from the extension at the application site with the highway of Glebe Park Avenue between them. It is therefore considered any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposed rear extension would be positioned adjacent to the western boundary with the neighbouring property to the east (No. 58 Bedhampton Hill), standing approximately 1.4 m from the shared boundary and around 6.2 m from the neighbour's front elevation. No. 58 is set further back from No. 60, and a garage is located within its frontage directly beside the shared boundary. Three windows are proposed within the side-facing elevation of the extension, although windows already exist along this elevation. It is not considered that the proposed windows would lead to any additional material overlooking, particularly as the frontage of No. 58 is already visible from the public realm. Therefore, the impact of the proposed extension on the neighbouring property is regarded as limited and acceptable.
- 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 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.
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9 RECOMMENDATION:

That the Interim Development Manager be authorised to **GRANT PERMISSION** for application APP/25/01008 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 Plan - 05 December 2025
Block Plan – Drawing No. 3JP 027 – January 2026
Existing and Proposed Elevations – Drawing No. 3JP 026 – 05 December 2025
Existing and Proposed Floor Plans – Drawing No. 3JP 025 – 05 December 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.

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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