DELEGATED OFFICER REPORT

PROPOSAL	**Single storey extension to outbuilding in use as a beauty therapy business (Sui Generis).**
LOCATION:	25 Warblington Avenue, Havant, PO9 2SD
REFERENCE NO:	APP/26/00090
APPLICANT:	Mr Jon Paul Turner
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	05/03/2026
APPLICATION EXPIRY DATE:	09/04/2026
WARD:	St Faiths

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 No.25 Warblington Avenue, Havant is a large, detached property located to the eastern side of Warblington Avenue. The dwelling house is accompanied within the plot by a number of outbuildings, including a former double garage immediately to the front of the dwelling house adjacent to the southern side boundary that has been converted for use as a beauty therapy business under APP/15/00369. The house and former garage are set back from the road behind a large area of hardstanding that continues along the north side of the dwelling and a grass verge adjacent to the front boundary. The front boundary is secured by a 1m high brick wall with wrought iron fencing above to approximately 1.5m and hedging of a similar height behind wrought iron gates providing a means of access from Warblington Avenue. There is approximately 1.5m high close-boarded fencing to the north and south boundaries within the frontage, which to the north is enhanced by mature screen planting.

1.2 The application site is opposite The Avenue lawn tennis, squash and fitness club and faces the tennis lawns. The immediately surrounding area is otherwise residential and is predominantly comprised of large, detached dwellings within generous plots.

2. Planning History

APP/15/00369. Change of use of domestic garage to business premises to allow the operation of a Beauty Therapy business. PERMIT 15/06/2015.

3. Proposal

Single storey extension to outbuilding in use as a beauty therapy business (Sui Generis).

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
CS2 (Employment)
CS16 (High Quality Design)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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 Gas - HP Pipeline 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. *Officer Comment* *SGN recommended informatives are included.*
Southern Water No comments received.
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: 8

Number of site notices: 0

Statutory advertisement: N/A

Number of representations received: 0

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) Impact upon the character and appearance of the area
(iii) Impact upon residential amenity
(iv) Impact upon parking provision and highway safety
(v) Biodiversity Net Gain

7.2 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

7.3 Policy CS2, amongst other considerations, encourages smart economic growth and the proposal relates to provision for home-based working which complies with this. Use of the former garage as a beauty therapy business is already established.

(ii) Impact upon the character and appearance of the area

7.4 The proposed addition would have a width of 4.12m and a length of approximately 2.9m, with a hipped roof to a maximum height of 4.4 matching the style and appearance of the existing former garage. Materials would also be to match those of the existing building. There would be an east facing window towards the patio area at the side of the host dwelling and a small amount of full-length glazing to the north-west corner. As such the former garage would retain an overall residential appearance and would not be overtly commercial in character. The premises would continue to be well screened behind the

existing hedging to the front boundary, The proposed extension is therefore considered to be acceptable.

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) Impact upon residential amenity

7.6 As part of APP/15/00369, a planning statement was submitted indicating that the beauty therapy business would run an appointment-only service with no more than one client at a time, since the business would have only one therapy room with a second area doubling as a reception and guest bedroom and a small W.C. The previous approval was granted on the basis that the business would have a maximum of ten visitors per day with a fifteen-minute interval between appointments. The parking notes indicate up to two members of staff were anticipated.

7.7 The submitted plans show that the original reception area has since been subdivided to provide a staff room. The applicant has clarified that this room is also used to store treatment equipment but is not used by customers. The applicant has also confirmed that the anticipated number of staff has not increased and that one of the staff is a resident at the host dwelling. As the premises would continue to have only one treatment room, with the extension replacing the original reception space now used for staff and storage, the number of customers is not expected to increase. The proposed extension would be to the north of the existing outbuilding facing the host dwelling with limited visibility from neighbouring dwellings. Given the small scale of the addition and that it would not result in a greater number of visitors to the site, the impact is considered to be limited and acceptable.

7.8 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) Impact upon parking provision and highway safety

7.9 The current business has four parking spaces providing tandem spaces for staff and two spaces for visiting customers. The proposed extension would require the customer spaces to be moved forward approximately 2.7m, however adequate manoeuvring space would be retained and the alteration would not affect the three parking spaces used by the host dwelling. As such the proposal would meet the requirements specified in the Havant Borough Council Parking SPD (2016) and is in accordance with Policy DM13.

(v) Biodiversity Net Gain

7.10 The proposed extension would be less than 25m2 and would be located within an existing hard standing area. The De Minimis exemption would therefore apply.

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.

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00090

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 Plan 3347 P_01
Proposed Elevations 3347 P_02
Location and Block Plan 3347 P_03
Email received from MF Designs Ltd 02 April 2026
Email received from Mr Turner 07 April 2026

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 premises hereby permitted shall not open to the public before 08:30 hours or remain so open after 18:00 hours on Monday to Friday or at any time on Saturday, Sunday or any recognised Public Holiday.

Reason: To protect the amenities of nearby residential properties and the character of the area and having due regard to policy DM10 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 Southern Gas Network

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.