

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension. Demolish the existing outbuilding/garage and replace with a single storey outbuilding creating a home office and studio.
LOCATION:	41 London Road, Widley, Waterloooville, PO7 5AQ
REFERENCE NO:	APP/26/00134
APPLICANT:	Mr & Mrs Bayfield
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	25/03/2026
APPLICATION EXPIRY DATE:	24/04/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two storey semi detached house located in Purbrook. The property features parking to the front and a garden to the rear, with an existing outbuilding comprising an existing garage and storage.
- 1.2 The application site is in an urban and residential area, with a mix of residential properties, with a pub to the eastern side of the application site.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Single storey rear extension. Demolish the existing outbuilding/garage and replace with a single storey outbuilding creating a home office and studio.

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

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:**N/A**

Listed Building Grade:**N/A**

Conservation Area: **N/A**

5. **Statutory and Non Statutory Consultations**

Councillor Caren Diamond	No comments received
Councillor Antonia Harrison	No comments received
Councillor Paul Tansom	No comments received
Southern Water	Southern Water has no objections to the proposed rear extension.
Toob	I enclose a plan showing the approximate position of Toob apparatus within your area of interest. Our records indicate that network apparatus exists near to the area of your proposed works, and your attention is drawn to the attached guidance notes which state our requirements for protecting our network. Please note that a site survey has not been carried out at this stage, and therefore, if any Toob network apparatus becomes affected by your works, please contact us so that we can provide you with the necessary estimate of costs for alteration/diversion. The information shown on this plan is given without obligation or warranty and its accuracy cannot be guaranteed. 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 assets before any mechanical plant is used. https://www.hse.gov.uk/pubns/books/hsg47.htm

	<p>Please find enclosed a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Toob.</p> <p>You will be aware that you have a duty to ensure that no damage is caused to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optics and, as such, special care must be taken when excavating this area.</p> <p>It should be noted that our network is being enhanced on a daily basis, therefore, to make absolutely certain no apparatus exists, we recommend you arrange for a GPR scan of the site before any excavations commence.</p> <p>If you require advice in connection with your search, please contact the relevant number below.</p> <p>Yours sincerely, Toob Ltd</p> <p>General Enquiries: If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information: Telephone: 0800 368 9458 Email: diversionary.works@toob.co.uk LinesearchbeforeUdig: If you have an enquiry relating to the use of the LinesearchbeforeUdig website, please contact LinesearchbeforeUdig using the following information: Telephone: 0345 437 7365 Email: enquiries@lsbud.co.uk Website: www.lsbud.co.uk</p>
Portsmouth Water	<p>Please find attached the plan(s) showing the approximate position of water mains at the requested location.</p> <p>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.</p> <p>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</p>

	<p>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.</p> <p>It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.</p> <p>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.</p>
Southern Gas Network	<p>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.</p> <p>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.</p> <p>The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>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. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.</p> <p>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.</p>
Southern Electric Network	<p>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.</p> <p>Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.</p> <p>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</p> <p>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</p>

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: 5

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

- (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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the rear extension and outbuilding works would be appropriate and proportionate to the plot and the dwelling.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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) 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

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the rear extension would adjoin the existing rear extension having a minimal impact upon No.39, and would feature a sufficient separation distance from No.43 to prevent unacceptable impacts. The rear outbuilding would primarily impact neighbouring outbuildings and Lansdowne Avenue's pavement to the rear which is considered acceptable

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Is there sufficient amenity space?

Yes

- 7.10 Consequently, it is considered that the proposal would 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)

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

(v) Parking

- 7.12 The application would remove an existing parking space via the removal of the existing garage. The host dwelling features 3 bedrooms at present and this would not be increased by the proposal. The front driveway has been measured at approximately 4.8 metres x approximately 10.8 metres and would accord with the Havant Parking SPD's requirement for 2 parking spaces. In light of this the proposal is considered to accord with Policy DM13 of the Havant Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

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 Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00134

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:

Drawing number: PL.977.26 -01 Revision A: Amended site and location plan with road names: Uploaded 11/03/2026

Drawing Number: PL.977.26 -04 Revision B: PROPOSED FLOOR PLANS: Uploaded 27/02/2026

Drawing Number: PL.977.26 -05 Revision B: Proposed elevations: Uploaded 27/02/2026

Drawing Number: PL.977.26 -02 Revision A: Existing floor plans: Uploaded 27/02/2026

Drawing Number: PL.977.26 -03 Revision A: Existing elevations: Uploaded 27/02/2026

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.

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

Reason: The outbuilding is not 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:

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

2. Toob has left the following advice for the applicants:

I enclose a plan showing the approximate position of Toob apparatus within your area of interest. Our records indicate that network apparatus exists near to the area of your proposed works, and your attention is drawn to the attached guidance notes which state our requirements for protecting our network. Please note that a site survey has not been carried out at this stage, and therefore, if any Toob network apparatus becomes affected by your works, please contact us so that we can provide you with the necessary estimate of costs for alteration/diversion.

The information shown on this plan is given without obligation or warranty and its accuracy cannot be guaranteed. 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 assets before any mechanical plant is used.

<https://www.hse.gov.uk/pubns/books/hsg47.htm>

Please find enclosed a copy of our above referenced drawing, marked to show the approximate position of plant owned and operated by Toob.

You will be aware that you have a duty to ensure that no damage is caused to this equipment as a result of your proposed works. Please note that this apparatus may contain Fibre Optics and, as such, special care must be taken when excavating this area.

It should be noted that our network is being enhanced on a daily basis, therefore, to make absolutely certain no apparatus exists, we recommend you arrange for a GPR scan of the site before any excavations commence.

If you require advice in connection with your search, please contact the relevant number below.

Yours sincerely,

Toob Ltd

General Enquiries:

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone: 0800 368 9458

Email: diversionary.works@toob.co.uk

LinesearchbeforeUdig:

If you have an enquiry relating to the use of the LinesearchbeforeUdig website, please contact LinesearchbeforeUdig using the following information:

Telephone: 0345 437 7365

Email: enquiries@lsbud.co.uk

Website: www.lsbud.co.uk

3. Portsmouth Water has left the following advice for the applicants:

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.

4. Southern Gas Network has left the following advice for the applicants:

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.

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. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

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.

5. Southern Electric Network has left the following advice for the applicants:

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