

DELEGATED OFFICER REPORT

PROPOSAL	Lawful Development Certificate for Proposed removal of existing outbuildings and erection of a garage and workshop outbuilding.
LOCATION:	13 Crestland Close, Waterloooville, PO8 9AG
REFERENCE NO:	APP/26/00195
APPLICANT:	Mr Michael Parsons
APPLICATION TYPE:	Lawful development: Proposed use
CONSULTATION EXPIRY DATE:	22/04/2026
APPLICATION EXPIRY DATE:	15/05/2026
WARD:	Cowplain
SUMMARY RECOMMENDATION:	Grant a Lawful Development Certificate

1. Site Description

- 1.1 The application site comprises of a bungalow with a front and rear dormer and to the rear garden there are outbuildings.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Lawful Development Certificate for Proposed removal of existing outbuildings and erection of a garage and workshop outbuilding.

4. Policy Considerations

- 4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. Statutory and Non Statutory Consultations

- 5.1 Not required for a Certificate of Lawfulness

6. Publicity and Community Involvement

- 6.1 Not required for a Certificate of Lawfulness.

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

7.2 The proposal has been assessed against the 'Permitted Development' allowances in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.3 The development has been assessed against Class E – buildings etc incidental to the enjoyment of a dwellinghouse under SCHEDULE 2 Permitted development rights, PART 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.4 Under (Class E – buildings etc incidental to the enjoyment of a dwellinghouse):

E.1 Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); **(N/A)**.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **accords**.

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; (**would not** be located forward of a principal elevation).

(d) the building would have more than a single storey; **accords**.

(e) the height of the building, enclosure or container would exceed—

(i) 4 metres in the case of a building with a dual-pitched roof,(flat roof so **not relevant**).

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, (The building would be within 2 metres but has been amended during the application process and **would accord**)

or 3 metres in any other case; (**Accords**).

(f) the height of the eaves of the building would exceed 2.5 metres; **Accords**;

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building; (**not relevant**)

(h) it would include the construction or provision of a verandah, balcony or raised platform; (**Accords**.)

(i) it relates to a dwelling or a microwave antenna; (**not relevant**)

(j) the capacity of the container would exceed 3,500 litres; (not a container so **not relevant**)

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) (**N/A**).

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—
(a) an area of outstanding natural beauty;
(b) the Broads;
(c) a National Park; or
(d) a World Heritage Site,

Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres (application site is not in any of these so **not relevant**).

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse (not in article 2(3) land so **not relevant**).

Other matters

7.5 The proposed floor plans show the outbuilding would not be used as an annex or primary accommodation but would be incidental to the enjoyment of the dwellinghouse.

8 Conclusion

8.1 The proposed development falls within permitted development regulations as set out in Class E – buildings etc incidental to the enjoyment of a dwellinghouse of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Therefore, a Lawful Development Certificate can be issued.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Grant a Lawful Development Certificate for application APP/26/00195

Informative:

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 were updated about issues after the initial site visit,

FIRST SCHEDULE:

This certificate relates to the following development:

Lawful Development Certificate for Proposed removal of existing outbuildings and erection of a garage and workshop outbuilding as described in the written particulars, plans and other documents submitted with your application received on 20/03/2026 as amended on the 13th May 2026.

SECOND SCHEDULE:

This certificate relates to land at 13 Crestland Close, Waterloooville, PO8 9AG as shown edged red on the submitted Block Plan received on 20/03/2026