

DELEGATED OFFICER REPORT

PROPOSAL	Single-storey rear detached annexe
LOCATION:	19 Park Lane, Bedhampton, Havant, PO9 3HG
REFERENCE NO:	APP/26/00037
APPLICANT:	Mr Harry Hue
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/05/2026
APPLICATION EXPIRY DATE:	18/03/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 This application site comprises a detached bungalow located on the west side of Park Lane. This property has a hipped roof with elevations formed from brickwork. This property is set back from the road with an area of garden to the front of the property. The area is residential in character.

2. Planning History

APP/25/00650 - Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling with a maximum height of 3.25 metres and an eaves height of 3.25 metres. PERM

3. Proposal

Single-storey rear detached annexe

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

Havant Borough Local Plan (Core Strategy) March 2011
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: NA
Conservation Area: NA

5. **Statutory and Non Statutory Consultations**

Southern Water

Final comment

Yes, in that case if they aren't intending to utilise our services, then our comments can be disregarded.

Case Officer comment: No objection raised by Southern Water. Their previous comments may be viewed on the Council's website.

Portsmouth Water

No comment received

Development Infrastructure Team (CIL & S106)

This is CIL liable. Cil forms have been received.

Southern Gas Network

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.

Case Officer Comment: *Should permission be granted, Southern Gas Network's comments would be an informative on the decision notice.*

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9

Number of representatives: 0

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) Parking
- (v) CIL and Biodiversity Net Gain

(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 This proposal comprises of an outbuilding located in the rear garden of the application site. It is noted that this application has been amended following its initial submission and the proposals also now show the prior approval rear extension which has already been permitted on site.

7.4 The proposed outbuilding would create an annexe in the rear garden which has been confirmed for use of the owners of the property as well as visiting guests as overnight accommodation.

7.5 The proposed outbuilding would have dimensions of approximately 6x7 metres with a flat roof with a height of approximately 3 metres. The building would feature a kitchen and dining area served by a door and window to the east elevation as well as a bedroom also served by a window to the east elevation. There would be a window to the rear elevation which would serve a bathroom. A window to the kitchen would be sited to the south elevation. Proposed materials include brickwork to match the main dwelling.

7.6 The building would have a generous footprint given the size of the plot, especially noting that an extension has also been approved to the main dwelling. Despite this, on balance it is considered that an acceptable garden space is retained to allow for outdoor enjoyment of the main dwelling. The building would have a flat roof and therefore would retain a low profile in a relatively dense urban setting. It would not be highly visible from the public realm. Overall, it is considered that this proposal is acceptable in relation to the impact on the character of the host dwelling and the character of the area. A planning condition will be applied to ensure that the use of the annexe building is controlled.

7.7 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

7.8 To the north of the application site is no 21 Park Lane. This property is a bungalow which has been extended to the rear. The proposed outbuilding would be located towards the end of the rear garden and would be sited away from the main rear elevation of no 21. No overbearing, overlooking or overshadowing impact has been identified to no 21.

7.9 To the south of the application site is no 17 Park Lane which is a two-storey property. The outbuilding as proposed would be set 7 metres off this shared boundary and, due to this separation distance and its single-storey nature, it is not considered that the proposal would result in an overbearing impact, loss of light or overshadowing to this neighbouring property. In addition, the proposed window to the south elevation would serve the kitchen area and would not give rise to a harmful loss of privacy. As such, no unacceptable harm to the amenities of no 17 Park Lane has been identified.

7. 10 To the rear of the application site are nos. 28 & 30 Applewood Road. The annexe building would be located close to this shared boundary. However, it is noted that there is an existing outbuilding adjacent with this boundary and therefore this is considered to act as a buffer between the site and the proposed building. For this reason, no harm to neighbour amenity has been identified.

7.11 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).

(iv) Parking

7.12 There are currently two parking spaces at the property, and this would increase to three spaces as part of the proposal. On this basis, no additional parking provision is required under the Havant Parking SPD. It is also noted that the annexe is not proposed for regular use as a bedroom, but for occasional incidental/ancillary use.

(v) CIL and Biodiversity Net Gain

7.13 As this annexe is self-contained, this is therefore CIL liable.

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

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.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00037

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>A3102 Block plan</p> <p>A3105 Amended proposed elevations</p> <p>A3106 Amended proposed elevations</p> <p>A3103 Amended proposed floor plans</p> <p>A3104 Amended proposed roof plan</p> <p>A3107 Amended proposed section</p> <p>A3101 Amended Site location plan</p> <p>Reason: To ensure provision of a satisfactory development.</p>

3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>
4	<p>The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved. If the building is not used as annexe accommodation, it shall only be used for purposes incidental to the existing dwellinghouse (for example as a garage, summerhouse, shed or similar incidental use). It shall not be used or occupied as a separate unit of accommodation, nor shall it be used for any business, commercial or industrial purposes whatsoever.</p> <p>Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. Given the location of the building, the limited amount of amenity space and on-site parking and the likely increase in activity, noise and disturbance which would result from a non-ancillary form of use, it would be likely that such a use would harm neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.</p>
5	<p>Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the bathroom window in the ground floor on the rear elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.</p> <p>Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

1	<p>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:</p> <p>Offering a pre-application advice service, and</p>
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	<p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You were updated about issues after the initial site visit.</p>
2	<p>Southern Gas Network</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. 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.</p>