

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension, two storey side extension, rear dormer extension, removal of existing chimney stack, and conversion of garage to living accommodation.
LOCATION:	25 Langbrook Close, Havant, PO9 1RS
REFERENCE NO:	APP/26/00156
APPLICANT:	Mr Jason Wall
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	01/04/2026
APPLICATION EXPIRY DATE:	01/05/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 25 Langbrook Close is a detached chalet bungalow to the north of Langbrook Close. The property is finished in buff brickwork with white horizontal cladding and hung tiles to the dormers and white uPVC fenestration under a gable ended concrete tile roof. To the front there is a feature stone-effect chimney stack and a stone-effect panel under a front facing window. There is also a strip of render to the west elevation. The bungalow appears to have originally had an integrated garage set back behind a block driveway with access from Langstone Close. At the time of visiting the site, the garage was in the process of being converted to living accommodation and the door had been partially blocked up to form a window opening. The remainder of the frontage has been laid to lawn with a low wall to the boundaries. There is shrub planting in front of the wall to the south and east and a hedge to approximately 1.2m high in front of the wall to the west. Access to the rear garden is via a pass gate and footpath to the east of the dwelling and there is a brick and perforated screen wall dividing the frontage from the garden to the west. The west boundary is angled to that the rear of the site is wider than the front, however as measured directly behind the main dwelling the garden is approximately 15.5m wide, 13m long and is surrounded by close-boarded fencing to at least 1.8m in height.
- 1.2 The area immediately surrounding the application site is mixed, with residential properties to the south and on the opposite side of Langstone Road to the east and the Langstone Park industrial estate to the west on the opposite side of Langstone Mill Channel, which is screened by extensive tree planting. To the north there is an access road to the industrial estate and to Langbrook Farm restaurant and Premier Inn.

2. **Planning History**

16187. The erection of 29 dwellings, and retention of the existing house at “Langbrook”, Langstone Road, Havant. PERMIT 24 April 1964. 16187/3 for revised estate layout permitted 30 August 1966.

Officer Comment

The original permission does not include any restrictions relating to the use of the garage. The conversion works that have already taken place have therefore been carried out under Class A Permitted Development.

3. **Proposal**

Single storey rear extension, two storey side extension, rear dormer extension, removal of existing chimney stack, and conversion of garage to living accommodation.

Officer Comment

The description was revised following discussions with the agent to include the removal of the feature chimney and garage conversion.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS19	(Effective Provision of Infrastructure)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Environment Agency

No comments received.

Southern Water

Build over – close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment

The agent has agreed to a pre-commencement condition in line with the above.

Tree Officer

Raises no objection following submission of a Tree Protection Plan.

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: 5

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice	11/03/2026	01/04/2026	Is advertised in the public interest
Site Notice	Revised description	27/04/2026	19/05/026	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comments	Officer Comments
<p>I am writing to you in reference to the above planning application for 25 Langbrook Close, Havant, PO91RS</p> <p>I have a few questions or remarks to share</p> <p>1. I met with the planning officer (redacted) and when we discussed the planning application, I noted there was no measurements. I am keen to understand how close to the boundary (redacted) they intend to build and ensure there will not be any over hang from the roof? (redacted). The planning officer advised I would be contacted and provided with this detail.</p>	<p>Dimensions were checked with the agent and forwarded to the neighbour for further information. There are no trees or hedges subject to a TPO within the site that might restrict development, however a tree protection plan has been provided to confirm the proposals would not impact good quality trees in the vicinity. A condition is recommended to ensure the applicant agrees a build over with Southern Water before the commencement of works.</p>

<p>2. I noted in the application they stated that no hedges will be cut or removed. I am of the understanding that there will be. I have no objection to this, however, worth noting this has not been represented correctly</p> <p>3. Reviewed the Southern Water advice and letter, checked their website also regarding the public sewer they plan on building near/over. This sewer has a history of repeated blockages and I urge the applicant to raise a sewer build over/near application. (redacted)</p> <p>We have no objection to the application, and these points raised should be raised for awareness and follow up.</p> <p>(redacted)</p>	
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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 provision
- (v) Impact to nearby trees
- (vi) 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 proposals comprise a two storey side extension to provide a larger living and dining area at ground floor and a larger master bedroom at first floor, and a flat roofed single storey extension to the rear enlarging the kitchen and creating a home office. Internal alterations to convert the existing garage to a larger ground floor bedroom are also proposed, whilst the existing ground floor bedroom would become a utility room. The existing feature chimney would be removed and a front facing rooflight added to provide light over a stairwell. The existing rear dormer would be made deeper and extended across to the proposed side addition. Whilst there are no planning restrictions on the conversion of the garage, the potential impact to on-site parking is considered below.

- 7.4 The proposed two storey side extension would be set back behind the existing building line by approximately 0.9m and would be approximately 2.5m wide, in materials to match the host dwelling. Where the boundary is angled the front corner of the extension would be offset from it by approximately 0.55m, however this would increase further back in the site. The proposed extension would align with the rear wall of the host dwelling and would have a maximum height of approximately 6.2m, some 0.35m lower than the main ridge. To the front it would have a small rooflight matching the appearance of the proposed rooflight over the stairwell and materials would also match those of the host dwelling. Whilst the proposal would appear close to the boundary when seen from the street, there would be a separation distance of at least 4m to the neighbouring property and the proposed extension is therefore not considered to result in an undue terracing effect. Considering the above, the proposed side addition is considered to be acceptable.
- 7.5 The proposed rear extension would be approximately 3m in length and 12.3m wide, spanning the rear of the host dwelling and proposed two storey side addition. It would have a flat roof to a height of approximately 2.96m and would be set behind the host dwelling and proposed side addition so that it would not be visible within the street scene from Langbrook Close. From the private road to Langstone Park the proposed extension would be set back from the rear boundary by approximately 10m and would be screened by the existing close-boarded fencing and tree planting on the verge bordering the road. Brickwork to the proposed extension would be to match the host dwelling and the proposed doors would be in aluminium, which is commonly used instead of uPVC for bifold door sets due to better structural strength. The proposed rear extension is therefore considered to be acceptable.
- 7.6 The proposed extended dormer to the rear would be approximately 2.63m in depth, 2.13m in height, and 11.86m in width. As such whilst it would be somewhat larger than the existing rear dormer it would remain inset from the eaves, ridge, and gable ends of the roof and would appear generally similar in style, being finished in white uPVC cladding to match the existing dormers. The proposed dormer is therefore deemed to be acceptable.
- 7.7 Within Langbrook Close, the majority of bungalows retain a large stone-effect chimney, although this is not carried through to the two storey dwellings and appears to have been previously removed at No.23. Stone-effect chimneys are a typically mid-century modern feature and, in this instance, appear at odds with the otherwise modest and relatively traditional design of the bungalows. The removal of the chimney would therefore be something of an improvement to the appearance of the host dwelling and, since the feature is not consistent throughout the street scene is considered to be acceptable.
- 7.8 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

- 7.9 To the east is No.27 Langbrook Close, which is a similar style property to the host dwelling. No.27 has been previously extended to the rear at single storey and has rear facing doors to a dining area close to the shared boundary, however the proposed rear extension would be relatively low in height and shallow in depth and would therefore meet overshadowing guidance as set out in sections of the Havant Borough Council Design Guide SPD (2011) in both plan and elevation. The proposed side and dormer additions and alteration to the front elevation would not be immediately visible from this property. The impact to No.27 is therefore deemed to be limited and acceptable.
- 7.10 No.23 Langbrook Close lies to the west, on the curve of the road, and is set at an angle to the host dwelling. No.23 has no primary windows facing the application site, however there is a north-east facing secondary window at ground floor to a living area which would be approximately 6.4m from the proposed two storey side addition at the nearest point. Noting that the living area has a larger south-east facing window and that the secondary window would angle away from the proposed two storey element it is not considered that there would be a significant loss of outlook. Consequently the impact to No.23 is considered to be limited and acceptable. There are no other immediately adjacent properties.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.12 The proposals would not result in an increase in bedrooms, however an existing parking space within the garage to be converted would be lost. The agent has provided a parking plan indicating that the frontage of the property contains sufficient space to extend the existing block paving and provide at least three car parking spaces, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact to nearby trees

- 7.13 A tree protection plan was provided at the request of the Council's Tree Officer to assess potential impact on the root protection areas of large trees to the rear of the site and within the neighbouring garden. The plan has been reviewed and is considered to satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy).

(vi) Biodiversity Net Gain (BNG)

- 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 **GRANT PERMISSION** for application APP/26/00156 subject to the following conditions:

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
Site Plan Rev. B
Proposed Plans, Elevations & Notes 63/2526-2
Tree Protection Plan dated 08 May 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 **Prior to the commencement of development**, details of measures to be undertaken to protect or divert the public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the development having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Prior to the occupation of the extensions hereby permitted parking provision for a minimum of three vehicles shall be provided as shown on the drawing Site Plan Rev. B and thereafter kept available for that purpose. The proposed hard surface shall either be made of permeable or porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: In the interests of highway safety and to ensure adequate provision for surface water drainage, having due regard to policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The development hereby permitted shall only be carried out in accordance with the submitted Tree Protection Plan dated 08 May 2026 and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough 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:

- You were updated about issues after the initial site visit.