

DELEGATED OFFICER REPORT

PROPOSAL	Proposed new single storey outbuilding to rear garden with sauna and ice bath, and alterations to rear garden including formation of new ground levels, new retaining walls, and new pergola structure.
LOCATION:	26 Auriol Drive, Havant, PO9 3LS
REFERENCE NO:	APP/25/00741
APPLICANT:	Mr Lewis Filer
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	20/11/2025
APPLICATION EXPIRY DATE:	17/11/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a detached two storey house. The property features a generous rear garden bounded by close boarded fencing.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similarly designed properties, many with outbuildings within the rear gardens.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/25/00194 Variation of condition 3 of Planning Permission APP/24/00401 to allow for the alteration of the exterior appearance of the first floor by replacing the existing brickwork finish with a render finish. PERMITTED 2nd July 2025

APP/24/00401 Construction of rear dormer and gable buildups. PERMITTED 24th July 2024

3. Proposal

Proposed new single storey outbuilding to rear garden with sauna and ice bath, and alterations to rear garden including formation of new ground levels, new retaining walls, and new pergola structure.

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)
CS 17(Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM13 (Car Parking – Residential)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5. Statutory and Non Statutory Consultations

Southern Gas - HP Pipeline

Thank you for your enquiry, indicating that an application for planning permission has been made for the above development.

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.

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 metres 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 bore holing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Environmental Health

No comments received

Building Control

No comments received

Civil Engineering (CELT)

No comments received

Councillor L Fairhurst	No comments received
Councillor P Gray	No comments received
Councillor M Lind	No comments received

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.

Number Consulted: 5

Number of representations received: None

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)

(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

Garden buildings

7.3 The proposed garden outbuilding is to be situated to the rear of the garden with a patio area, hot tub sauna and ice bath, and is well screened from neighbouring properties by the existing garden fencing. In terms of its scale and mass it is not a dominant feature and is appropriate for a domestic setting.

7.4 Regarding materials, the timber clad exterior is considered appropriate for a garden outbuilding.

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) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality

Landscaping

7.6 The garden slopes up to the north. It is proposed to lower some of the ground levels to accommodate the proposal, which would incorporate retaining walls. These proposals are relatively modest and would further reduce the visual impact of the development.

(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.

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. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

8. Conclusion

- 8.1 The proposed development is acceptable in principle, is considered 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/25/00741

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:

25/414/100 Rev P2 Existing and Proposed Plans and Elevations
25/414/101 Rev P2 Site Plan
25/414/102 Rev P2 Location Plan

Reason: To ensure provision of a satisfactory development.

3. 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 or separate business use.

Reason: The outbuilding is not in a satisfactory position and has insufficient amenity space to be occupied or used separately from the main dwelling and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. 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

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. The applicant is advised of the advice received from Southern Gas which can be viewed on the Council's Website via the following link: [Planning Application: APP/25/00741](#)