DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Single storey rear extension to the existing outbuilding.
LOCATION:	Wade Court Cottage, Wade Lane, Havant, PO9 2TB
REFERENCE NO:	APP/26/00176
APPLICANT:	Mrs P Allen
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	
APPLICATION EXPIRY DATE:	19/05/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

1.1 The application site relates to an existing outbuilding at Wade Court Cottage, Wade Lane. Wade Court Cottage itself is part of the small enclave of buildings within the original curtilage of the Grade II Listed Building Wade Court, which comprises Wade Tower east and west wings. The site also lies within Wade Court Conservation Area and Chichester Harbour National Landscape.

1.2 The outbuilding the subject of this application is detached from the cottage and located to the south east. It is white painted brick beneath a fully hipped roof with plain tiles. It has a pair of timber side opening barn doors, a pedestrian door and two small leaded windows in its north elevation facing the drive area. Attached to the outbuilding is a high wall enclosing a large garden to the south of the outbuilding.

1.3 The rear of the outbuilding currently has a staggered footprint with bay style feature. All the windows in the rear elevation are white painted timber. Internally the western half of the outbuilding is currently a large void for garaging/storage. The eastern half was allegedly historically used as a gardener's cottage and is partly carpeted, includes an old fireplace and now disconnected wc.

1.4 Wade Court is located in the rural area, sited beyond the defined urban area by policies AL2 and CS17. The site lies outside any current day flood zone, but within the future flood zone. There are some TPO Area and Group orders in the Wade Court area, but none on the application site.

2. Planning History

HWU/3598 – the conversion of a barn at Wade Court into a bungalow Permit 5th April 1955

HWU/3598/2 – the alterations and additions to dwelling and outbuildings at Wade Court Cottage Permitted 7th March 1960 with condition:
The accommodation provided in the barn shall be incidental to the occupation at Wade Court Cottage and shall not be used as a separate unit of residential accommodation.

HWU/3445 – additions to and conversion of barn at Wade Court Cottage into a dwelling Permitted 4th March 1955

12638 – Outbuildings at wade Court cottage – use of land for the erection of a dwelling Refused 10 August 1960; Appeal dismissed 10/5/61

12638/1 – Erection of a dwelling at Wade Court Cottage Refused 22 Oct 1963; Appeal dismissed 7/8/64

12638/2 – 6 Dwellings at Wade Court Cottage – Refused 17 Feb 1971

3. Proposal

3.1 Single storey rear extension to the existing outbuilding.

3.2 The proposal would infill the south-western recess of the existing outbuilding by duplicating the existing hipped roof bay. The new infill area would measure about 3m x 6.4m and bricks, fascia, soffits and tiles would match. The existing timber windows and door on the existing bay would be replaced with a wider opening Crittall-style steel door to match the new bay.

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 Local Plan (Core Strategy) March 2011
CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12 – Chichester Harbour Area of Outstanding Natural beauty (AONB)
CS16 - High Quality Design
CS17 – Concentration and Distribution of Development within the Urban Area
DM8 – Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014
AL1 - Presumption in Favour of Sustainable Development
AL2 – Urban Area Boundaries and Undeveloped Gaps between Settlements
DM20 – Historic Assets

Chichester Harbour Management Plan (2025-2030)
PP01 – Great Weight for Nationally Important Landscape
PP03 – Residential & Householder Development
PP05 – Dark Skies & Light Pollution
PP06 – Conversion of Buildings within the Rural Area

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

Listed Building Grade: Adjacent Grade II Listed Building Wade Court, which comprises Wade Tower east and west wings
Conservation Area: Wade Court

5. Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
NO OBJECTION WITH CONDITIONS:-
1) Materials in accordance with application;
2) Building to remain in ancillary use in connection with Wade Court and not to be separated off into a separate dwelling.

This application's Design and Heritage Statement addresses the heritage context in terms of the setting of Wade Court and the location within the Conservation Area, but fails to acknowledge that the site also lies within the Chichester Harbour National Landscape, where proposals should meet the requirements of paragraph 189 of the National Planning Policy Framework, relevant Local Plan Policies (in particular CS12), and the Chichester Harbour National Landscape Management Plan and Adopted Joint Chichester Harbour AONB Supplementary Planning Document.
This is a rural setting close to the Harbour, where views of Wade Court are possible from the foreshore footpath and wider Harbour. However, Wade Court Cottage itself is more hidden from view due to tree cover to the south of the building.
The proposed extension to the building is proportionate and acceptable in design terms and would not have a significant impact on the natural beauty of the National Landscape, provided the materials are sympathetic as stated in the application, and the tree cover to the south is retained. We would also ask for a suitable condition to ensure that the building remains ancillary / incidental to Wade Court and is not separated off as a separate dwelling (as extending the building would increase the potential for it to be used as a separate dwelling).

Natural England – none received

Conservation Officer
I note that the site is within the Wade Court Conservation Area and adjacent to Wade Court (a Grade II listed Building).

The proposed relate to an extension to an ancillary building on the site, comprising a small extension to this building and alterations to the fenestration to include 2no. sets of crittal style doors on the rear elevation. Overall, the proposed extension would be in keeping with the architectural form of the host building and the proposed fenestration is of an appropriate style within a historically sensitive context.

I suggest that a condition should be provided to require the submission and agreement for the new doors and any other new external materials, prior to above ground construction.

The proposal would not result in harm to the significance of the Wade Court Conservation Area, nor the setting of the adjacent Grade II listed building and the application therefore meets the relevant tests (S66 and s72) sets out in the Planning (Listed Buildings and Conservation Areas) Act 1990, along with the relevant policies in the NPPF and adopted Local Plan.

NO OBJECTION subject to the inclusion of the above condition.

County Minerals Team - None received

Arboriculturalist/Tree Officer – None received/no trees affected

Southern Gas - HP Pipeline
Notification of high pressure gas pipeline in vicinity but safety and integrity of assets will not be affected by the proposal. Restrictions apply and advice provided re safety and if plans change to re-consult. – *can be added as an Informative*

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 of neighbour notification letters sent: 6

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert	1st notice	10/04/2026	01/05/2026	Is in conservation area;Affects a Listed Building and/or the setting of a Listed Building
Site Notice	1st site notice	01/04/2026	24/04/2026	Is in conservation area;Affects a Listed Building and/or the setting of a Listed Building
Press Advert		10/04/2026	01/05/2026	Is in conservation area;Affects a Listed Building and/or the setting of a Listed Building

Number of representations received**: 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 and use
(ii) Appropriateness of design and impact on the character of the Conservation Area, National Landscape and adjacent Listed Building
(iii) Effect on neighbouring properties
(iv) Biodiversity Net Gain (BNG)

(i) Principle of development and use

7.2 The application site is located beyond any defined built-up area and therefore within the non-urban area. Policies AL2 and CS17 require development in such non-urban areas to be consistent with policies for the countryside as set out in national policy. However, the application is for householder extensions to an existing ancillary outbuilding, and no new dwelling is proposed. Policy AL2 does allow for small scale householder development as an exception in the rural areas, and hence the development would comply with policy AL2.

7.3 In terms of the use of the extended outbuilding, additional information has been provided confirming that the use would remain ancillary to the main cottage. It is intended to use the space as both an art studio and family garden room. These are both incidental uses and would not result in the creation of a new separate residential unit. Provided an ancillary condition is imposed to ensure long term compliance, then any breach of use or occupation could be pursued by the Enforcement Team in the future if necessary.

(ii) Appropriateness of design and impact on the character of the Conservation Area, National Landscape and adjacent Listed Building

7.4 Since the site lies within a Conservation Area and adjacent a Listed Building, then Sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application. These require special regard to the desirability of preserving or enhancing the character or appearance of the conservation area, and the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.5 Wade Court Conservation Area comprises an estate landscape that contributes to the rural appearance of the land bordering Chichester Harbour. The existing outbuilding is contained within an enclosed garden landscape that includes tree screening and as such the rear of the outbuilding is not visible in the wider landscape or from any public viewpoints.

7.6 The proposed extension is modest and designed with matching features (fascia and exposed soffits) and would use Crittall-style windows which is considered appropriate to the era and style of building. As such it is considered that there would be no adverse impact on the character of the area, or significance of the Wade Court Conservation Area, or the setting of the adjacent Grade II listed building.

7.7 The Conservation Officer has raised no objection and the application would therefore meet the tests of Section 72 and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

(iii) Effect on neighbouring properties

7.8 The outbuilding is located in a remote location with the nearest neighbours being other occupants of the Wade Court enclave. There would be no impact on any neighbour from the modest infill extension to this outbuilding in an enclosed private garden.

7.9 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) Biodiversity Net Gain (BNG)

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

8 Conclusion

8.1 The proposed extension to the existing outbuilding, with a condition to be used for ancillary purposes only, is considered acceptable in principle. Its design and impact on the character of the area, having no adverse impact on the significance of Wade Court Conservation Area, or harm to the setting of the adjacent Listed Building, is considered acceptable. There would be limited and acceptable impact on the neighbouring properties and as such the application is recommended for approval.

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00176

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:
   Design and Heritage Statement
   Location & Block Plan, Existing & Proposed Plans Drawing Number 01

   Reason: To ensure provision of a satisfactory development.

3. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for any business, commercial or industrial use.

   Reason: To accord with the terms of the application, and the site is outside the built-up area where new residential development is restricted to that needing a countryside location for which no justification has been provided, and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL2 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

4. Prior to the commencement of any above ground construction work, details and a full specification of the new doors and windows to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the precise material, profile, colour and glazing bar detail/pattern. Only the doors and windows so approved shall be used, in accordance with any terms of such approval.

   Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

5. Notwithstanding condition 4, all other external materials, including fascias, soffits and guttering, shall match, in type, colour and texture, those of the existing building so far as practicable. Any works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.

   Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

Informatives

1. Southern Gas Networks - Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.
Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention
Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely

2. 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, and additional information requested, making your proposal acceptable.