

DELEGATED OFFICER REPORT

PROPOSAL	Construction of single storey disability storage unit
LOCATION:	194A Sea Front, Hayling Island, PO11 9HR
REFERENCE NO:	APP/26/00197
APPLICANT:	Mr & Mrs John and Heather Stewart
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/04/2026
APPLICATION EXPIRY DATE:	28/05/2026 (Agreed extension of time until 26/06/2026)
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The site is located at the south of Hayling Island, and comprises of an attached dwelling which is one of 4 dwellings converted from a large character property facing the seafront. With the exception of the Seacourt Tennis Club which lies to the north the area is primarily residential

2. Planning History

Is there any planning history relevant to the current application?

Yes

[Planning Application - APP/14/00295](#) - Loft conversion to allow for living accommodation at second floor level – approved 16/06/2014.

[Planning Application - APP/14/00704](#) - Erection of detached 4 bay car port – approved 12/09/2014.

3. Proposal

Construction of single storey disability storage unit

Officer comment: The existing and proposed section plans appear to have erroneous blue lines; however it does not appear this is in relationship to the ownership of land, and officers have assessed the plans accordingly.

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)
CS19 (Effective Provision of Infrastructure)
CS21 (Developer Requirements)
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 Flood and Coastal Erosion Risk

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020: **N/A**

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

5. **Statutory and Non Statutory Consultations**

Southern Water	<p>Development Site is not within Southern Water's Supply Area</p> <p>The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.</p> <p>Build over – close</p> <p>'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.</p>
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	<p>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:</p> <ol style="list-style-type: none"> 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. <p>The works will be subject to approval under the 'Declaration of Works' self-certification process.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>Officer comment: See section 7 of the report where this is addressed.</p>
Councillor Wilf Farrow	No comments received
Councillor Paul Gray	No comments received
Councillor Jonathan Hulls	No comments received

HBIC	<p>Within 50m : Notable and Protected Species Common Pipistrelle in flight</p> <p>Officer comment: See Section 7 of the report where this is addressed.</p>
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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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 23

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)
- (iv) Southern Water
- (v) Flood Risk
- (vi) Ecology

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes. Whilst front outbuildings are discouraged by the Havant Borough Design Guide SPD, the proposed outbuilding would be located within a courtyard area to the rear of the complex, where it would not be materially visible from the street scene. Although it would reduce the amount of front amenity space, the proposal is not considered to appear cramped or contrived in relation to nearby properties or the wider development of the estate. The use of matching materials would also help the proposal appear more subtle and in keeping with its surroundings.

- 7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, the proposal features matching materials which will be conditioned.

- 7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

- 7.6 The design and appearance of the proposal is deemed appropriate in context of 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.

(iii) **Effect on neighbouring properties.**

- 7.7 Overlooking concerns are considered acceptable, as the fenestration proposed would result in levels of overlooking comparable to those currently experienced within No.194A's front amenity space.
- 7.8 With regard to overshadowing and overbearing impacts, these would primarily affect No.194A and the nearby parking area, which is considered acceptable in this context. No.198 to the south includes a front extension; however, this does not contain windows on its northern elevation and any impacts upon this property would be minimal.

(iv) **Biodiversity Net Gain (BNG)**

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

(iv) **Southern Water**

- 7.10 Southern Water was consulted on the proposal and, whilst raising no objection, requested a pre-commencement condition in respect of the sewer infrastructure. However, the requested pre-commencement condition was not agreed with the agent.
- 7.11 Given the proximity of the development to the sewer, a build-over agreement would be required, to be secured through the Council's Building Control team, which would assess the potential impact on the sewer network. An informative will also be added, should permission be granted, to advise the applicant of the risk of damage to the sewer infrastructure and the need to consult Southern Water
- 7.12 In light of the above, the proposal is, considered to have an acceptable impact on the sewer network

(v) **Flood Risk**

- 7.13 Has an acceptable flood risk assessment be submitted?

Yes.

7.14 Officers are therefore satisfied with the flood risk assessment and that there would be no increase in flood risk on the site or elsewhere and that the proposal would comply with the requirements of the NPPF and policy CS15 of the Havant Borough Core Strategy (2011).

(vi) **Ecology**

7.15 The submitted information identifies the presence of Common Pipistrelle bats in flight. In relation to the proposal, the outbuilding is not considered to adversely affect protected bat species, as it would replace existing built form (a brick wall and storage structure) which is unlikely to provide suitable roosting opportunities.

7.16 The proposal is therefore considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is acceptable in this regard.

8. Conclusions

8.1 The proposed development is acceptable in principle and is appropriate in terms of its design and its impact on the character and appearance of the area. It would result in a limited and acceptable impact on neighbouring amenity and would not give rise to any other material planning harm.

8.2 Accordingly, the proposal is recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **Approve with Conditions** for application APP/26/00197

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:

Flood Risk assessment: Uploaded 02/04/2026

Drawing Number: A132: Proposed Floor Plan: Uploaded 23/03/2026

Drawing Number: A136: Proposed Site overview: Uploaded 23/03/2026

Drawing Number: A123: Existing elevations: Uploaded 23/03/2026

Drawing Number: A135: Proposed Site views: Uploaded 23/03/2026

Design and Access Statement: Uploaded 23/03/2026

Drawing Number: A121: Existing Location and Site Plans: Uploaded 23/03/2026

Drawing Number A124: Existing East and West Site Sections: Uploaded 23/03/2026

Drawing Number: A131: Proposed location and Site plans: Uploaded 23/03/2026

Drawing Number: A134 Proposed site section: Uploaded 23/03/2026

Drawing Number: A126: Existing site overview: Uploaded 23/03/2026

Drawing Number: A122: Existing floor plan: Uploaded 23/03/2026

Drawing Number: A133: Proposed elevations: Uploaded 23/03/2026

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.

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. Please be aware that Southern Water has identified a sewer line located within the curtilage of the application site. Please contact Southern Water at, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).