



Critchley Architecture And Design Ltd.

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Ask for: Sarah Roberts / Kieran Martin

Date: 1st July 2026

Havant Borough Council, Planning Department.
By Email.

To whom it may concern,

Re: Householder Planning Application at 330 Middle Park Way, Havant, PO9 5DS.

We have been instructed by the owners of the above address to submit a Householder Planning on their behalf, following Pre-Application Response GEN/26/00327 which stated that Planning Permission will be required. As the Local Planning Authority (LPA) summarised:

"This proposal would comprise of a lounge, shower room and bedroom. It is noted that only a kitchenette would be provided and main meals would take place in the main dwellinghouse. It is also noted that services would remain linked to the main dwelling and the occupant would be a familial relation of the occupants of the main dwellinghouse. It is the Council's stance, backed by various historical appeal decisions that the proposed living spaces could constitute ancillary use and the removal of a main kitchen would not be substantial to therefore refer to this use as incidental. The Department for Communities and Local Government Permitted Development for Householders Technical Guidance says that 'A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.' For this reason I would advise that this proposal would therefore require formal planning permission due to the ancillary use as proposed."

The Pre-Application Response also confirmed that the building construction sizes would fall within the limitations set out under Class E, Schedule 2, Part 1 of the General Permitted Development Order, so this application is more related to the use of the building, rather than the building itself.

This application proposes a detached garden annexe located at the rear of the property. The proposal is driven by a significant change in the family's personal circumstances: [REDACTED]

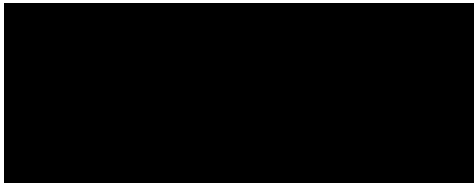
The intended annexe is designed to facilitate a balance of independent living and essential long-term care. The internal configuration will comprise a bedroom, a living area, and a shower room. To ensure the building remains functionally dependent on the primary household, the proposal includes only a kitchenette for light refreshments (tea and coffee making). No full kitchen or oven facilities are proposed, ensuring the occupant relies on the main dwelling for primary meals and laundry.

The applicant acknowledges that while the building provides sleeping accommodation, its use is linked to the enjoyment of the main dwellinghouse. All services (water, electricity, and drainage) will be physically connected to and metered via the main house.

We enclose a Location and Block Plan to identify the site, as well the existing site plans and proposed drawings. The building will be finished in a cement board cladding (non-combustible within 1m of the boundary).

If there is anything else you require ahead of responding to this Pre-Application Enquiry then please do not hesitate to get in touch.

Yours sincerely,



Sarah Roberts BA(Hons) MSc IHBC
Director

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