

DELEGATED OFFICER REPORT

Site Address:	6A Dornmere Lane, Waterloooville, PO7 8QH		
Proposal:	Proposed rear garden room for child therapy use.		
Application Type:	Full Planning Permission		
Application No:	APP/25/01006	Expiry Date:	12 May 2026
Applicant:	Ms Matthews	Case Officer:	Denise Sheath
Agent:	N/A		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6A Dornmere Lane is a two-storey detached dwellinghouse constructed of brown brick with a hanging tiled roof. The property benefits from two integral garages located on the western side elevation.

The front curtilage is partially hard-surfaced, providing off-road parking and access to the garages. A pathway leads to the principal entrance, with the remainder of the eastern frontage laid to lawn.

To the rear, the garden comprises a lawned area and a patio. The land rises gradually towards the northern (rear) boundary of the site. Boundary treatments consist of approximately 1.8-metre-high close-boarded timber fencing along the side and rear boundaries.

2 Planning History

APP/17/00976 - Remove to ground level 2No. Hazels and 2No. Ash (plus seedlings) in Area A and 4No. Hazels and 2No. Ash in Area B; Fell 1No. Ash; crown reduce by 3m mixed tree and shrub species along boundary of 6a Dornmere Lane and Tempest Avenue; crown reduce by 5m 1No. Field Maple; remove lower limbs of 2No. Oaks providing 2m clearance beneath; cut back Hawthorn and Ash species to edge of lawn area; coppicing of 14N. Hazels. All trees subject to W2 of TPO 1185. – Permit 01 November 2017

APP/20/00591 - Fell 6 No. Ash. Subject to Woodland order TPO 1185. – Permit 16 September 2020

APP/25/00784 - 1No Field maple: Crown raise up to 3 metres from ground level, not including limbs >75mm diameter. Reduce North, South, East and West facing branches by up to 2 metres, leaving branch lengths of 4 metres. Reduce the height by 2 metres to leave a height of 9 metres.

1No Oak tree: Remove the lowest South facing sub limb that grows from the lowest major south facing limb. Reduce the south facing branches by up to 1 metres, leaving a branch length of 1 metre. Reduce the height by up to 2 metres to leave a height of 8 metres.

1No Plum tree: Reduce the height by 2.5 metres, leaving a height of 6 metres.

Remove epicormic growth that grows over the neighbouring shed.
Within TPO woodland, subject to TPO 1185. – Permit 17 December 2025

3 Proposal

Proposed rear garden room for child therapy use.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS2 (Employment)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Council's Tree Officer:

As there is now a proposed 6.6m x 3m shepherds hut sitting on a chassis and sited outside the RPA I raise no objection. There doesn't appear to be any construction and as such no arb conditions are required.

Ecology:

I can confirm that I have no comments to make on ecological.

Environmental Health:

Environmental Health (pollution) has no objection to the above proposals, subject to conditions restricting opening hours and maximum capacity in accordance with the submitted information.

Construction of the outbuilding should be well managed to minimise adverse impacts to neighbours. The following conditions and informative notes are recommended, should permission be granted.

Opening hours The approved use shall be open to the public during the following hours: 08:00 - 18:00 on any day, and not at any other time.

Reason: to protect residential amenity

Maximum capacity No more than one child associated with the proposed use shall be within the development boundary at any time.

Reason: to protect residential amenity

INFORMATIVES for Construction

1. Permitted hours for building work. Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
2. Notification to neighbours of demolition/ building works. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
3. Dust. Best Practicable Means (BPM) should be used in controlling dust emissions.
4. Dark smoke and nuisance. No waste materials should be burnt on site during the construction phase of the development.

Hampshire Highways:

This application seeks approval for the construction of a rear garden room which is proposed to be used as a child therapy room. This application will not require any changes to the local highway or require the creation of any new access, nor is it anticipated to have a significant impact on traffic in the area given the limit of 1 child per session and low number of sessions (5) per day. The Planning Statement outlines that there is suitable space on the existing driveway to accommodate any additional parking demand (4 parking spaces). The Planning Authority should be satisfied that there would be suitable parking available to conform with the parking requirements for the dwelling and an additional parking space for the additional use.

Recommendations

These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals subject to the Planning Authority being satisfied with the parking arrangements.

Southern Gas:

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 meters 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. Please let me know if SGN can supply you with technical or other information that may be of assistance to you in determination of the application.

6 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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 Objection:

- The proposal is considered to introduce a commercial use within a quiet residential cul-de-sac.
- Dornmere Lane is narrow, has restricted access and relies on passing places, which the objector states are often used for parking.
- Concerns are raised that additional client visits could worsen existing parking and access difficulties, including for emergency, refuse and other large vehicles.

- The objector notes that there is already a home-based business in the lane which generates visiting traffic and on-street parking.
- The applicant's existing vehicle parking arrangements are considered likely to increase reliance on on-street parking by visiting clients.
- The proposed operating hours are considered inappropriate for a confined residential area.
- Concern is raised that the building could be used for other commercial, industrial or domestic purposes in future, leading to further commercialisation of the residential area.

Officer Comment: See Section 7 of officer's report.

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) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)
- (v) Highway Implications

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Criterion 8 of Policy CS2, encourages smarter working and the proposal for home based working complies with this. The application is however, assessed on the basis that it should not result in unacceptable environmental, or amenity impacts which would cause nuisance to the residential locality in which it operates within.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposal is for the installation of a garden room in the form of a shepherd's hut sitting on a chassis within the rear garden adjacent the north east and north west corner of the rear garden.

7.5 The use for the proposed outbuilding would be a small scale Child Therapy business. Should planning permission be granted for the proposal conditions would be placed upon the decision to ensure the business only relates to the applicant Ms Zoe Matthews. A condition stating that there should be a minimum of 30 minutes between appointments. The operating hours of the business would be conditioned to 0800 hours to 1800 hours and at no other times, with a maximum of 8 clients per day with no more than one child for individual therapy sessions (with relevant caregivers present if necessary) and at no time shall there be group therapy sessions with multiple children. The scale of the business is considered acceptable and would operate without significantly altering the predominant residential character of the area.

7.6 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) Impact upon residential amenity

- 7.7 Due to the location of the proposed shepherds hut and the nature of the business it's not anticipated that noise levels from either equipment or clients would be so significant as to result in any harm to the quiet residential neighbourhood. Environmental Health raises no objection regarding the proposed use subject to conditions relating to hours of operation and capacity.
- 7.8 With sufficient controlling conditions it is considered there is no defensible reason to refuse the proposal on the grounds of impact on neighbouring amenity.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

(iv) Biodiversity Net Gain (BNG)

- 7.10 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.
- 7.11 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

(v) Highway Implications

- 7.12 The application property is a four-bedroom dwelling with off-road parking available for four vehicles, comprising two integral garages and two additional parking spaces. The proposed child therapy use is not anticipated to result in a significant increase in traffic movements within the area, having regard to the restriction of one child per session (with relevant caregivers present if necessary) and at no time shall there be group therapy sessions with multiple children and the proposed 30-minute interval between appointments.

Hampshire Highways were consulted during the application process and have raised no objection, concluding that the proposal would not have a significant impact on the safety or operation of the local highway network. Should planning permission be granted, a condition would be imposed requiring the identified parking provision to be retained and made available for use in connection with the development.

8 Conclusion

- 8.1 In conclusion, it is considered that the use is acceptable in principle and would not result in development harmful to the character and appearance of the area. Impacts on neighbouring amenity have been carefully considered and subject to appropriate conditions are considered acceptable. In relation to parking, this is satisfactory, with sufficient parking available with the Highway Authority satisfied that the proposal will not have a detrimental impact on the wider highway network.

9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/01006 subject to the following conditions

Condition 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.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan – Submitted 26 February 2026
Proposed Block Plan – Submitted 16 June 2026
Proposed Floor Plans and Elevations – Submitted 16 June 2026
Opening Hours – Submitted 16 February 2026
Parking Details – Submitted 16 February 2026

Reason: To ensure provision of a satisfactory development.

Condition 3

This permission for use of the outbuilding/Shepherd's Hut for Child Therapy use shall enure for the benefit of Ms Zoe Matthews only whilst resident at 6A Dornmere Lane and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Ms Zoe Matthews ceases to reside at 6A Dornmere Lane

Reason: To ensure that the business operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of 6A Dornmere Lane, having due regard to Policies CS2, CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 4

The Child Therapy use hereby permitted shall only be open for business on the following hours: 0800 hrs - 1800 hrs and at no other times.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 5

The garden room hereby permitted shall only be used for individual therapy sessions (with relevant caregivers present if necessary). At no time shall there be group therapy sessions with multiple children, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 6

There shall be a minimum break of 30 minutes between appointments unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential and highway amenities of the locality and having due regard to policies CS2, CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.

Condition 7

The development shall not be brought into use until a minimum of 4No. parking spaces have been provided within the curtilage of the site. These spaces shall thereafter be retained and kept available at all times for the parking of vehicles associated with the dwelling and the approved Child Therapy use.

Reason: In the interests of highway safety and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

In accordance with paragraphs 39-51 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 following submission of amended plans and additional information and no further assistance was required.

Southern Gas:

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 meters 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.

Construction:

1. Permitted hours for building work. Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
2. Notification to neighbours of demolition/ building works. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
3. Dust. Best Practicable Means (BPM) should be used in controlling dust emissions.
4. Dark smoke and nuisance. No waste materials should be burnt on site during the construction phase of the development.