

DELEGATED OFFICER REPORT

PROPOSAL	Enlargement and alteration of an existing detached outbuilding. Works comprised the removal of the original roof and front wall, extension of the structure, installation of timber-framed walls with external timber cladding and construction of a dual-pitched roof, to provide a single-storey domestic hobby workshop and storage building ancillary to the main dwelling.
LOCATION:	19 Dunhurst Close, Havant, PO9 2LB.
REFERENCE NO:	APP/26/00396
APPLICANT:	Mr Nick Hewett
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/09/2026
APPLICATION EXPIRY DATE:	14/08/2026 (Agreed EOT 25/09/26)
WARD:	Leigh Park Central and West Leigh
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a 1950's two-storey end of terrace ex-local authority house, positioned at the north-western end of the residential close. The pedestrian access to the entrance door, side gates and side/rear garden, are located towards the southern boundary of the site. The host dwelling is positioned on an ill-regular shaped level garden plot, with a water course running just beyond the north-western fence boundary of the site. The site is partially open to the front, with a driveway, which can be clearly seen from the road, but the rear and side garden are surrounded by 1.8m high timber boundary fencing and is more secluded from public view. The site also contains 2 outbuildings, one to the immediate northern rear and one to the north-western side, which is the subject of this application. There is sufficient amenity space remaining within the rear garden of the site.
- 1.2 The surrounding area is predominantly residential, with dwellings of similar age, style and materials, with a variety of rear garden outbuildings, some of which are of the size of the outbuilding, the subject of this application. There is a footpath that runs from the end of the close, passed the south-west boundary of the site, going north-westwards, over a water course, towards Hipley and Lockerley Roads. The site is only partially located within Flood Zone 3, due to this water course (within 20m of Lavant Stream, designated Main River/Watercourse by the EA) located to the north of the site, however, most of the site is located outside of this designation and is only in Flood Zone 1.

2. Planning History

No relevant planning history.

3. **Proposal**

The proposal has involved the enlargement and alteration of an existing detached outbuilding. With the works having been comprised of the removal of the original roof and front wall, extension of the structure, installation of timber-framed walls with external timber cladding and construction of a dual-pitched roof. This has been already carried out (retrospective), to provide a single-storey domestic hobby workshop and storage building incidental to the main dwelling.

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
CS15 – Flood and Coastal Erosion Risk
CS16 - High Quality Design

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**

Environment Agency:

Environment Agency Position

Advice to Local Planning Authority (LPA)

As this is a householder application Flood Risk Standing Advice (FRSA) applies. It is for the LPA to make sure the proposal complies with FRSA. We note that no Flood Risk Assessment has been submitted.

Advice to Applicant

Environmental permit – Flood Risk

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Councillor Jason Horton

No comments received.

Councillor Munazza Faiz

No comments received.

Councillor Sharon Collings

No comments received.

6. **Publicity and 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: 15

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Flood Risk
- (v) 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

7.3 The proposal for an outbuilding has already been built and completed. This comprised of the part demolition of the existing mono-pitched outbuilding and store and has been replaced by an outbuilding of a larger footprint, with pitch roof. This new outbuilding has been constructed by the applicant and is being used as a home work-shop on the ground floor and a store within the loft space. Although partially ill-regular in shape, it would be rectangular in overall form, being 6.968m in length, by 5.181m in width (maximum of 6.743m over the small projection to the north-east), to 2.09m to eaves and 3.995m to ridge in height. It has been finished in natural hardwood timber cladding, with white uPVC windows, chestnut timber doors/access hatch, under a recycled anthracite grey slated roof and small area of grey felted roof on the side projection. As such it would retain the scale and appearance of a domestic outbuilding and would be in keeping with other outbuildings in the area. Moreover, the structure would be set back from the street by approximately 13m and set behind boundary fencing, when viewed from the footpath, so that it would not appear overly prominent. Sufficient amenity space within the rear garden would remain. The replacement outbuilding is therefore considered to be acceptable.

7.4 Although the proposal would be visible to the public realm, however, it would be minor in scale and height, located behind existing timber fencing and gates, and set back from the south-western side boundary by approximately 1.7m minimum, it has used sympathetic materials of timber and slate, with white uPVC windows, which are considered acceptable in visual terms within the existing streetscene.

- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and the attached and nearby neighbouring dwellings 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) Effect on neighbouring properties

- 7.6 The closest neighbouring property is No. 18 Dunhurst Close, located to the south of the application site. The outbuilding includes a number of fenestrations on its south-eastern elevation, facing towards the end of the close. Although these openings are visible from the public realm, they do not directly overlook neighbouring dwellings, windows or private rear gardens, as they are screened by timber boundary fencing and gates. The proposal is modest in height, size and scale, and occupies a similar position to the previous shed/outbuilding structure. It is set back approximately 1.7 metres from the south-western boundary adjoining the footpath and is further screened by the existing 1.6 metre high close-boarded boundary fencing. Given its siting, scale and boundary treatment, the outbuilding does have only a limited impact on the outlook, privacy and general amenity of No. 18 Dunhurst Close and its private rear garden.
- 7.7 No other neighbouring properties would be adversely affected, having regard to their separation distances and the corner position of the site. It is also noted that no letters of objection have been received in respect of the scheme.
- 7.8 Consequently, it is considered that the proposal does not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood Risk

- 7.9 The outbuilding is located within the north-western part of the site, which represents the lowest area of the garden. Whilst a small part of the site falls within Flood Zone 3 due to the proximity of the Lavant Stream, the majority of the site lies within Flood Zone 1. The Environment Agency advised that no Flood Risk Assessment (FRA) had been submitted and recommended that the development be considered against its Flood Risk Standing Advice (FRSA), together with any necessary permitting requirements. The FRSA seeks to ensure that development is safe for its lifetime and does not increase flood risk elsewhere.
- 7.10 In this case, the development comprises the replacement of an existing outbuilding with a slightly larger structure in broadly the same location. The building is not used as habitable accommodation and remains incidental to the enjoyment of the host dwelling. As such, it is not considered likely to impede the flow or storage of flood water to any materially greater extent than the previous structure, nor to increase flood risk on or off the site. Furthermore, given its incidental hobby/storage use, the development would not place residents at significant risk from flooding. Having regard to the scale and nature of the proposal, it is therefore considered to accord with the aims of the Environment Agency's Flood Risk Standing Advice and the requirements of Policy CS15 of the Havant Borough Local Plan (Core Strategy).

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, or flood risk and no significant visual impacts to the streetscene. The proposal would therefore meet the requirements of Policies CS15 and CS16 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00396 subject to the following conditions

Conditions:

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

Location Plan 5000-L01 P1.
Proposed Block Plan 5000-L03 P1.
Proposed Building Elevations Plan 5000-L05 P1.
Proposed Building Floor Plan 5000-L07 P1.

Reason: To ensure provision of a satisfactory development.

- 2 The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be converted to a separate unit of living accommodation or used in connection with any trade or business.

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

Informatives:

- 1 In accordance with Policy DM3 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 **Advice to Applicant**

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- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
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