

DELEGATED OFFICER REPORT

PROPOSAL	This proposal concerns an existing, occupied residential block of flats and the relocation of the non-compliant internal gas pipes and associated gas meters to the front elevation of the block to reduce fire risk and improve resident safety.
LOCATION:	Wheatsheaf Mews, Bramdean Drive, Havant
REFERENCE NO:	APP/26/00270
APPLICANT:	Mrs Niamh Nocentini
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	18/06/2026
APPLICATION EXPIRY DATE:	23/07/2026
WARD:	Leigh Park Hermitage
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a four storey apartment building located on the south east side of Bramdean Drive. The building is located on a corner plot location where Bramdean Drive meets Botley Drive. This building was granted outline permission in 2014 under reference APP/14/00956 and was constructed in 2017.

The building is formed from brickwork and render with a low boundary wall separating the site from the public highway. To the rear of the site is a courtyard and car parking area accessible via Bramdean Drive.

2. Planning History

APP/14/00956 – Outline application for construction of 3/4 storey building comprising 11No. 1 bed apartments, 4No. 2 bed apartments and 6No. 3 bed terraced houses with associated car parking, cycle and refuse storage following demolition of existing off-licence and garages, and approval of access, appearance, layout and scale, with approval of the landscaping of the site reserved (approved 14/05/2015). Request to Discharge Condition Nos 5 and 6 (08.02.16).

APP/16/00385- Application for non-material changes to Planning Permission APP/14/00956 relating to the change of projecting balconies to Juliet style balconies.

APP/16/00107- Reserved matters application relating to landscaping of the site following outline planning permission reference APP/14/00956.

APP/17/00130 - Application for non-material change to Planning Permission
APP/14/00956 relating to additional railings to the ground floor opening doors, removal of small planting bed to the north to achieve maximum width of the drive to accommodate larger deliveries in to the car park area, amend the area outside of the rear access due to the position of the incoming gas mains and the meter boxes required to support the gas supplies with a proposed higher planter made from timber sleepers.

3. Proposal

This proposal concerns an existing, occupied residential block of flats and the relocation of the non-compliant internal gas pipes and associated gas meters to the front elevation of the block to reduce fire risk and improve resident safety.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer-

I raise no objection to this proposal as previously discussed with the Case Officer.

Environmental Health- No comment received

Hampshire Fire & Rescue Service- No comment received

Building Control – No comment received

Cllr Vicky Rhodes – No comment received

Cllr Amy Redsull – No comment received

Cllr Richard Brown – No comment received

Southern Water- No comment received

Ecology-I am content that this proposal would not result in ecological impacts and therefore no further information is required.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		22.06.2026	14.07.2026	Is advertised in the public interest

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

Number consulted: 49

Number of representations received: 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and impact on residential amenity
- (iii) Ecology and trees
- (iv) Human Rights Act
- (v) Equalities and Diversities

(i) Principle of development

7.1 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

(ii) Impact upon the character and appearance of the area and impact on residential amenity

7.2 It is understood that the proposed alterations are required in order to make safe the existing gas installation at the flats. This proposal comprises the addition of external gas risers, internal works to gas pipework and the relocation of the gas meters to north east elevation. The gas meters would be contained within boxes and set at low height to the elevation wall. To the south west elevation the gas meters would be contained within uniboxes in a brown finish.

The external risers would be pipework in galvanised steel located to the north west and south west elevations and an access gate would be provided to the south west elevation with a similar style to the railings above the existing boundary wall.

7.3 It is understood that only a small amount of vegetation would be removed to make way for an access path around the building. This area of vegetation is not currently accessible.

7.4 Overall the proposals are not considered to result in harm to the appearance of the building, and the gas meter boxes are considered to be discreet and gas risers consistent with apparatus on multi storey buildings.

7.5 The proposed changes are not considered to result in any harm to neighbour amenity.

7.6 The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is also considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the site, compliant with Policy CS16 of the Havant Local Plan (Core Strategy).

(iii) Ecology and trees

7.7 Only a small area of vegetation would be removed, and Havant's Ecologist has been consulted on this matter. They have not raised any concern in relation to this. There are 3 small trees within close proximity of the proposal site which would not be affected by the proposals. Havant's Arboricultural Officer has been consulted in this regard, and has no objection to the proposal.

(iv) Human Rights Act

7.8 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(v) Equalities and Diversities

7.9 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application d

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and the neighbours' amenity and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Head of Planning & Growth be authorised to Approve with conditions for application APP/26/00270

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Proposed layout plan uploaded on the 21.04.2026

VM03 Proposed gas route

Location plan uploaded on the 21.04.2026

VM01 Location plan

Design and Access Statement uploaded on the 21.04.2026

VM02 Block plan

VM10 Proposed Location of access path to allow for access, maintenance, and servicing of gas meters and pipes

VM08 Proposed gas route showing internal gas pipe run - Upper Floors (1st - 3rd Floor)

VM07 Proposed gas route showing internal gas pipe run - Ground FloorVM09

Proposed gas route showing internal gas pipe run - Ground Floor

VM06 Current internal gas pipe route = Upper Floors (1st - 3rd Floor)

VM05 Current internal gas pipe route - Ground Floor

VM09 Proposed Elevations – Masonary Wall Removed

Reason: To ensure provision of a satisfactory development.

Informatives:

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.