

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00590

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey front porch and canopy

SITE ADDRESS: 416 Purbrook Way, Havant, PO9 3SH

AGENT DETAILS: Mr Steve Walker

APPLICANT DETAILS: Kristina Burns

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 08 October 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

416 Purbrook Way, Havant is a two storey mid terrace property, with a brown tiled pitched roof and elevations of red multi-brick. The frontage of the property is hard surfaces with a planting area. The front boundary treatment consists of a brick wall and gate, with a brick wall to the front side boundaries.

2 Planning History

None relevant

3 Proposal

Single storey front porch and canopy

4 Policy Considerations

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

National Planning Policy Framework August 2026

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

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**

Councillor Rhodes	No comments received.
Councillor Resull	No comments received
Councillor Brown	No comments received.

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/SW/2 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 boreholing 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.

Scottish and Southern Electricity:

Please see attached information specific to your enquiry: (Please note if the attachment size was too large to send via email, you can download your information from the link provided below)

1. Plan. Extract from our mains record*. Please print in colour . For larger searches, do not rely on the 'overview' map for site works, use the details maps behind.
2. Letter. Including relevant safety information.
3. Other safety related information.

*Plans will not be sent if you receive a Mineral stop letter.

The Plan is an extract from our mains records of the proposed work area enclosed for your guidance. This plan only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

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A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services " must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant.

Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.

Diversions

If you require any diversion costings, please visit the Dig Safely pages on sgn.co.uk for more information and email contact details.

Portsmouth Water:

Thank you for contacting us.

Please see attached information specific to your enquiry:

1. Plan (please print in colour):
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If your proposed work site was found to be in the vicinity of our assets, a copy of the plan, covering letter and our general conditions are enclosed.

You must ensure safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services". You must verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near assets.

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Your scheme/reference is also on the PDF drawing attached.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from <http://get.adobe.com/reader>

If we can help further please contact us using the information below.

Contact Us

Emergency Number:

In an emergency call 02392 449082, 24hrs a day

Mapping Enquiries:

If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:

Telephone: 02392 449082

Email: asset.enquiries@portsmouthwater.co.uk,

General Enquiries:

If you have a general enquiry, please call us on the following number

All areas: 02392 449082

LinesearchbeforeUdig:

If you have an enquiry relating to the use of the LSBUD website, please contact LSBUD using the following information:

Telephone: 0845 437 7365

Email: enquiries@lsbud.co.uk

Website: www.lsbud.co.uk

For more information, visit our website www.PortsmouthWater.co.uk

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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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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)
- (v) Human Rights Act
- (vi) Equalities and Diversities

(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 is for a single storey front porch and canopy to the front elevation. The proposed porch will have a depth of 1.53m, a width of 2.48m, the roof of the porch is pitched in design with an eave's height of 2.641m, and a maximum height of 3.415m. A canopy is proposed to replace the existing canopy over the existing bay window. The canopy will attach to the eastern roof slope of the porch and will extend along the front elevation, the roof design is a hipped design with an eaves height of 2.641m, and a maximum height of 3.23m. The materials proposed to the external appearance of the porch is render and roof tiles to match the existing dwelling to the porch and canopy roof. Other properties in the surrounding vicinity have the benefit of similar development and it is therefore considered there would be minimal impact on the existing street scene. The scheme updates and enhances the facade of the property.

7.4 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) Effect on neighbouring properties

7.5 The proposed development would replace the existing flat-roofed porch and canopy over the existing bay window. No additional windows are proposed. Whilst the replacement porch and canopy would be deeper and higher than the existing structure, the proposal is considered to represent an appropriate form of development that remains proportionate to the host dwelling. Furthermore, the roof pitch of the porch and hipped roof of the canopy would slope away from the adjoining neighbour, resulting in minimal impact on the adjoining neighbour.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) 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.

(vi) 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 does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00590 subject to the following 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location and Site Plan – Drawing No. P0 – Submitted 23 September 2026
 - Existing and Proposed Ground Floor Plan – Drawing No. P1 – Submitted 23 September 2026
 - Existing and Proposed First Floor Plan – Drawing No. P2 – Submitted 23 September 2026
 - Existing and Proposed Front and Rear Elevations – Drawing No. P3 – Submitted 23 September 2026
 - Existing and Proposed Side Elevations – Drawing No. P4 – Submitted 23 September 2026
 - Existing and Proposed 3D Views (1) – Drawing No. P5 – Submitted 23 September 2026

- Existing and Proposed 3D Views (2) – Drawing No. P6 – Submitted 23 September 2026
- Existing and Proposed 3D Views (3) – Drawing No. P7 – Submitted 23 September 2026
- Existing and Proposed 3D Views (4) – Drawing No. P8 – Submitted 23 September 2026
- Existing and Proposed Roof Plan – Drawing No. P9 – Submitted 23 September 2026

Reason: - To ensure provision of a satisfactory development.

Informatives:

Informative 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 following receipt of amended plans, and no further assistance was required.

Informative 2

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Officer Comment: Plan can be found upon our website under the application documents.

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