

Mrs Sonja Jones
45 Hulbert Road, Bedhampton, Havant,
Hampshire, UK, PO9 3TA

Mr Michael Saunders
2, Beechworth Road, Havant, United
Kingdom, PO9 1AX

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Notification of Decision: Approve with Conditions

Application Number: APP/26/00180

Site Address: 45 Hulbert Road, Havant, PO9 3TA

Proposal: Demolition of existing outbuilding and construction of 1No two bedroom bungalow and garden office annex with associated car parking for two cars.

Further to your application received on 13 March 2026 which was valid from 7 April 2026, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan 28195-PD100 A</p> <p>Proposed Site Block Plan 28195-PD105 A</p> <p>Proposed Site & Roof Plan 28195-PD110 A</p> <p>Proposed Boundary Treatments 28195-PD120 A</p> <p>Proposed Floor Plan 28195-PD111 A</p>

	<p>Proposed Elevations 28195-PD112 A</p> <p>Proposed Sections 28195-PD113</p> <p>Design and Access Statement 28195-PD600</p> <p>Arboricultural Impact Assessment & Method Statement DS/53826/AC</p> <p>Tree Protection Plan & Arboricultural Method Statement DS/53826/AC</p> <p>Energy Statement and Part O Compliance</p> <p>Nutrient_Calculator_Solent_Maritime_V_03_01_3 45 Hulbert Road</p> <p>Flood Risk Assessment Sept 2026</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>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.</p> <p>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.</p>
4	<p>The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment and Tree Protection Plan and Arboricultural Method Statement by Treecall.</p> <p>Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p>
5	<p>The development shall be built in accordance with the details submitted within the Energy Statement prepared by Greenbox Associates. As a minimum the development shall achieve a reduction in CO2 emissions of at least 31% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the 2022 Building Regulations. The development shall be carried out in full accordance with the approved details as submitted in the Energy and Sustainability Statement Report.</p> <p>Reason: In the interest of sustainability and having regards to the Council's Climate Change Strategy and Action Plan and policies CS13, CS11 and CS14 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.</p>
6	<p>The developed site shall incorporate one integral or externally mounted roosting unit for bats and one integral or externally mounted nesting feature for cavity nesting bird species (to be integrated Swift bricks unless not practical due to nature of construction), installed as per manufacturer's instructions.</p> <p>Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.</p>

7	<p>Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension or roof alteration shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.</p> <p>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.</p>
8	<p>The outbuilding described as a 'Garden Office' shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling hereby permitted and shall not be converted to a separate unit of living accommodation or used in connection with any trade or business.</p> <p>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 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
9	<p>Notwithstanding any details previously provided, prior to occupation of the dwelling hereby approved a planting plan and specification shall be provided clearly showing all new trees to be planted, to be agreed in writing by the Local Planning Authority and Southern Water. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: In the interests of the amenities of the area and having due regard to Policies DM8, DM10, and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>
10	<p>Prior to the first occupation of the development hereby approved, details and specification of any fixed external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and operated in accordance with the approved details and shall be maintained as such thereafter.</p> <p>Reason: To protect the residential amenities of neighbouring occupiers in accordance with Policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
11	<p>Prior to the occupation of the development hereby approved details of an electric vehicle (EV) charging point shall be submitted to and approved in writing by the Local Planning Authority. The approved EV charging point shall be installed prior to the occupation of the development and thereafter maintained and retained.</p> <p>Reason: In the interests of energy efficiency having due regard to Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
12	<p>Prior to the occupation of the development hereby approved, details of the heat pump, together with details as to its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved heat pump shall</p>

	<p>be installed prior to the occupation of the development and thereafter maintained in accordance with the agreed maintenance scheme.</p> <p>Reason: In the interests of energy efficiency and the amenities of neighbours, having due regard to policies DM10, CS14, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
13	<p>The development hereby permitted shall not be occupied until:</p> <p>A) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; and</p> <p>B) All measures necessary to meet the approved water efficiency calculation have been installed.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>
14	<p>Prior to occupation of the dwelling hereby approved the areas shown on the approved plans for the parking and turning of vehicles shall be provided and thereafter kept available for these purposes at all times. The proposed hard surfaces shall either be made of permeable or porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.</p> <p>Reason: In the interests of highway safety and to ensure adequate provision for surface water drainage, having due regard to policies CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
15	<p>Prior to the occupation of the dwelling hereby permitted, all boundary treatments shown on approved Drawing No. 28195-PD120 A shall be erected and completed, including the provision of any new 1.8 metre high close-boarded fencing required to replace the existing garage wall forming part of the boundary with No. 43 Hulbert Road. The approved boundary treatments shall thereafter be retained and maintained in a wholly sound and effective condition.</p> <p>Reason: To safeguard the amenities and privacy of existing and future occupiers and to ensure a satisfactory form of development, having regard to Policies CS16</p>

	and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
16	<p>Prior to the occupation of the development hereby approved, details of cycle provision in accordance with the requirements of the Havant Borough Council Parking Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle provision shall be fully implemented prior to occupation and thereafter retained for its intended purpose.</p> <p>Reason: In the interests of sustainable development and to ensure adequate cycle provision, having due regard to Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
17	<p>At all times following occupation of the development hereby approved, all measures for water usage within the submitted nutrient budget shall be maintained in the development in perpetuity.</p> <p>Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. In compliance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017, the local planning authority has a duty to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council has also had regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.</p>

Informatives:

1	<p>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:</p> <ul style="list-style-type: none"> • 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, <p>In this instance:</p> <ul style="list-style-type: none"> • You were updated about issues after the initial site visit. Revisions and additional information were received making your application acceptable.
2	<p>Nesting birds, their active nests and eggs are protected under the Wildlife and Countryside Act 1981 as amended. This applies throughout and outside of the bird nesting period (generally considered to be March to August inclusive). Prior to any works a check for nests should be carried out and any active nests must be left in situ, undisturbed, until they become unoccupied of their own accord. You are advised to contact Natural England on 0300 060 3900 for further</p>

	information.
3	<p>The applicant's attention is drawn to the fact that any new connection to the public sewerage or surface water disposal system will require the prior approval of Southern Water. The developer is advised to contact Southern Water at an early stage to discuss connection requirements and any necessary agreements. Please read Southern Water's New Connections Services Charging Arrangements documents which have been published and are available to read on Southern Water's website via the following link southernwater.co.uk/infrastructure-charges.</p> <p>For further advice, please contact Southern Water on 0330 303 0119 or via the website southernwater.co.uk.</p>
4	<p>No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.</p> <p>No Soakaways should be connected to the public surface water sewer.</p>
5	<p>In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.</p> <p>Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.</p>

Other Important Information:

1.	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
2.	Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk
3.	Any failure to adhere to the details of the approved plans , and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

Tim Guymer

Tim Guymer

Head of Planning and Growth

Havant Borough Council
23 October 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ
ALONGSIDE YOUR NOTIFICATION OF DECISION**

1: APPEAL INFORMATION

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

2: BUILDING CONTROL

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: SOUTHERN GAS ADVISORY NOTE

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.