DELEGATED OFFICER REPORT

PROPOSAL	**Front single storey extension, rear single storey extension and rear dormer.**
LOCATION:	Ivydene, Stamford Avenue, Hayling Island, PO11 0BJ
REFERENCE NO:	APP/25/00616
APPLICANT:	Mr & Mrs Miles
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	18/09/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION: Approve with conditions	

1. Site Description

1.1 The application site comprises of a single storey bungalow located on Stamford Avenue in Hayling Island. To the front of the dwelling is parking space and to the rear is the dwelling's rear garden. The property features a hip designed roof, with brown concrete tiles and for the external walls, the property features render and brickwork.

1.2 The application site is in an urban and residential area, with the character of the street featuring a mix of designs and massings.

2. Planning History

Is there any planning history relevant to the current application?

2.1 No recent planning history relevant to this planning application.

3. Proposal

3.1 Front single storey extension, rear single storey extension and rear dormer.

Officer comment:

3.2 The plans also show a rear patio at approximately 13cm and front steps to the front of the property which would not need planning permission and are considered as acceptable and not assessed below.

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)
DM8(Conservation, Protection and Enhancement of Existing Natural Features)
DM13 Car and Cycle Parking on Residential Development

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

Councillor Paul Gray	No comments received.
Councillor Wilf Forrow	No comments received.
Councillor Jonathan Hulls	No comments received.
Ecologist	Initial comment on 05/09/2025 Very tricky to see on Google. Do you have any site images, please? Probably OK, but would like to see some photos. **Officer comment**: the case officer has sent the relevant site photos to the ecologist, who was then reconsulted. Updated comment on 05/09/2025: OK, I think on balance this one looks OK. Roof materials seem sound and no justification for further information.
Arboriculturist	Based on our desk top exercise and your site visit comments I raise no objection to this application on Arb grounds.
Southern Water	Following the review of the submitted documents, Southern Water has no objections to the proposed extension.

6. Publicity and Community Involvement

6.1 This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Public comments - Number of representations received: 0

Material planning considerations are addressed in Section 7.

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) Ecology
(vi) Arboriculture
(vii) Parking

(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 front and rear extension and rear dormer.

7.4 The front extension would feature a small footprint and is not considered to adversely impact building lines on Stamford Avenue. It would moreover feature a modest height and matching materials. Officers also note that there is hedging and trees to the front of the application site shielding views of the dwelling. Regarding this, officers consider the front extension to have an acceptable impact upon the dwelling and upon visual amenities.

7.5 The proposed rear extension would feature an approximate depth of 4 metres and an approximate height of 2.8 metres (approximately 3 metres including the 1No rooflight). It would feature a modest increase of depth to the dwelling and would be level with the existing eaves height of the bungalow and feature matching materials. Officers note that this rear extension would be able to be built under permitted development rights for detached dwellings granted by SCHEDULE 2, PART 1, Class A of the (General Permitted Development) (England) Order 2015 (as amended). With regards to this, the rear extension is considered to have an acceptable impact upon the character of the dwelling and upon visual amenities.

7.6 Regarding the proposed rear dormer, the Havant Borough Design Guide SPD states " *Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line*". It also states "*Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*".

7.7 Whilst the rear dormer would feature a flat roof which would contrast with the existing dwelling, it would feature a reasonable set down from the ridge line of the dwelling and would be set off from the side elevations of the property and the eaves line of the dwelling. Whilst it would not accord in totality with the guidance from the Havant

Borough Design Guide SPD, officers note that it would not be readily visible on the streetscene and owing to its set off from the ridge line, eaves line and side elevations, it is not considered to dominate the rear roofslope. Having regard to these matters, it is considered an acceptable addition and would have an acceptable impact upon visual amenities and the character of the dwelling.

Materials

7.8 The application form annotes that the external walls of the extensions would match the existing dwellinghouse which is considered acceptable. The application form also annotes that the flat roof elements of the works would feature high performance membrane/felt which is considered acceptable. The agent has also confirmed the dormer would be tile hung to match the existing front dormer.

7.9 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) 2011. 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**

7.10 Regarding the front extension it would feature a very minor footprint, would not increase fenestration to the front of the dwelling and would feature a sufficient separation distance from neighbouring properties to prevent unacceptable impacts. Regarding this, officers consider it to have an acceptable impact regarding its impact on neighbouring properties.

7.11 Regarding the rear extension, it would feature a minimum separation distance to neighbouring properties (The Jaspers) of approximately 3.3 metres, with regards to this, the rear extension is considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking, there would be rear and (northern) side fenestration, however as this would be at ground floor level and would face boundary treatment officers consider the rear extension acceptable regarding overlooking concerns.

7.12 Regarding the rear dormer, owing to its location, it would be considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns, there would be oblique views, however this is considered acceptable. Regarding direct views, it has been considered important to assess the impact on No.8 Winston Close to the rear of the site. Officers note, that the rear dormer would be approximately 18 metres from the rear boundary, and would be approximately 27 metres from No.8's rear elevation, which is an acceptable separation distance, having regard to Havant Borough Design Guide SPD.

(iv) **Biodiversity Net Gain (BNG)**

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

(v) **Ecology**

7.14 Due to works that would impact the roof, the Council's Ecologist has been consulted during the application process. The Council's Ecologist originally requested site photos to assess the potential impacts, which were received and the Council's Ecologist left his updated comments: "*OK, I think on balance this one looks OK. Roof materials*

seem sound and no justification for further information". Regarding this, officers consider unacceptable impacts to bat species as unlikely, and consider the proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

(vi) **Arboriculture**

7.15 Due to nearby trees, the Council's Arboriculturist has been consulted during the application process. Regarding this, the Council's Arboriculturist has stated " *Based on our desk top exercise and your site visit comments I raise no objection to this application on Arb grounds*". Regarding this, officers consider the proposal to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

(vii) **Parking**

7.16 There would be a slight reduction in parking space as a result of the proposal, however officers note that the application site would retain ample parking space for over 3 cars, and officers consider the proposal to accord with policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

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 Development Manager be authorised to grant application APP/25/00616

Conditions:

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.

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

   Email by Mr Murray named confirmation of materials: Uploaded 16/09/2025

   Drawing Number: A106: Existing site overviews: Uploaded 28/07/2025

   Design and Access Statement: Uploaded 28/07/2025

   Drawing Number: A111: Proposed site plan and location plan: Uploaded 28/07/2025

Drawing Number: A102: Existing floor plans: Uploaded 28/07/2025

Drawing Number: A115: Proposed site views: Uploaded 28/07/2025

Drawing Number: A103: Existing Elevations: Uploaded 28/07/2025

Drawing Number: A104: Existing Site sections: Uploaded 28/07/2025

Drawing Number: A113: Proposed elevations: Uploaded 28/07/2025

Drawing Number: A114: Proposed site sections: Uploaded 28/07/2025

Drawing Number A112: Proposed floor plans: Uploaded 28/07/2025

Drawing Number: A101: Existing site plan and location plan: Uploaded 28/07/2025

Drawing Number: A116: Proposed site overviews: Uploaded 28/07/2025

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms, the hereby approved plans and the email by Mr Murray named Confirmation of materials: Uploaded 16/09/2025, 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.

Informative:

1. In accordance with paragraphs 38-50 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.