

DELEGATED OFFICER REPORT

PROPOSAL	Two storey rear extension following demolition of existing single storey rear extension, alterations to fenestration.
LOCATION:	79 St Marys Road, Hayling Island, PO11 9DD
REFERENCE NO:	APP/25/00508
APPLICANT:	Mr & Mrs Haines
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	06/08/2025
APPLICATION EXPIRY DATE:	02/09/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 79 St Mary's Road is a two storey detached dwelling to the north-west of St Mary's Road. The property is well set back from the street behind a frontage that has been mostly laid with paving blocks to provide parking and there is an asphalt driveway that runs adjacent to the north-east boundary leading from the vehicular access at St Mary's Road to a detached double garage at the rear of the site. Double gates sit within an approximately 1.6m high brick wall in line with the building frontage. The dwelling is finished in red and buff brickwork at ground floor with white render to the first floor and white uPVC fenestration under a concrete tiled roof. To the rear the property has been previously extended with three single storey additions and a flat roofed half dormer at first floor. The dormer is tile hung and the additions are a mixture of brick, white uPVC, and dark brown timber effect cladding. There is also an historic two storey side extension on the south-west elevation that records show dates back to the 1960s. The eaves of the south-west roof slope and two storey bay are at window head height whilst the remainder are dropped so that the eaves line is uneven. The private amenity space behind the dwelling is partially paved to the north-west, providing a patio area and hardstanding to the garage, and has otherwise been laid to lawn. The garden, as measured from the rear of the existing extensions, is approximately 20.2m in length, and 20.7m wide and is bounded by 1.8m high close-boarded fencing to the north-east and south-west. Along the north-west boundary the fencing is close-boarded to 1.8m high with trellising over to approximately 2.2m high, and the neighbouring property to the rear appears to be at a slightly higher ground level than the application site.
- 1.2 The area immediately surrounding the application site is predominantly residential and is comprised of dwellings in a variety of styles and materials. There is a small modern residential estate to the north-west of the site with open fields beyond. On the opposite side of St Mary's Road is Mengham Infant School.

2. Planning History

Is there any planning history relevant to the current application?

Planning Application - 02/668301001 - Detached double garage in rear garden, 79 St Mary's Road, Hayling Island, PO11 9DD. Permit.

Planning Application - 01/66830/000 - Conservatory to rear of property, 79 St Mary's Road, Hayling Island, PO11 9DD. Permit.

3. Proposal

Two storey rear extension following demolition of existing single storey rear extension, alterations to fenestration.

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

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

Councillor Paul Gray

No comments received.

Councillor Wilf Forrow

No comments received.

Councillor Jonathan Hulls

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
While the proposal does not result in an increase in footprint of the property, it does cause an increase in height to part of the house. The construction will cause noise. This is of course inevitable in any large construction project. Unfortunately, the applicant has not engaged to discuss timelines as to when this construction might take place. The concern is that works may coincide with the time when children will be undertaking GCSE studies and examinations if works take place in the spring/summer of 2026. The result of being unable to concentrate and study in the peace to which they are entitled may be a direct impact on the outcome of their GCSE exams. This concern can be easily mitigated with an undertaking to not start works until after mid-June 2026. Alternatively, it might be appropriate to undertake not to cause construction related noise for example outside of 8am to 4pm (weekdays), and not at all on weekends, if the applicant can demonstrate that it is unavoidable that the some or all works must take place during the spring/summer of 2026	Due to the relatively small scale nature of the proposed works any disruption would be temporary in nature, thereby limiting the impact to local residents.
Objection (redacted). Concerns relating to loss of light to neighbouring properties.	Potential impact to neighbouring properties is considered in detail in section 7 below.

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)

(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 proposals include the demolition of the three existing single storey rear extensions, which would be replaced with new single storey and two storey additions. Some minor revisions to rear and side fenestration at ground floor level are proposed as well as alterations to the existing rear dormer to accommodate the proposed two storey addition. The proposals would rework some of the internal layout and extend the existing bedroom 5 but would not increase the number of bedrooms.

7.4 The proposed single storey replacement extension would extend from the rear of the host dwelling by a maximum of 4m with a width of approximately 5.85m and a maximum height of 3m. The addition would be finished in materials matching those of the host dwelling. It would therefore meet the criteria for Permitted Development and is not further considered here.

7.5 The proposed two storey addition would also be 4m in depth, approximately 0.3m longer than the extensions it would replace. It would have a width of approximately 4.4m and a hipped pitched roof to a maximum height of approximately 8.3m, with the eaves matching those of the existing south-west roof slope and front facing bay. The ridge of the proposal would be set approximately 0.2m below the ridge of the host dwelling and the addition would not be immediately visible from the public realm. Whilst it would be preferable for the eaves of the proposed roof to match those of the main roof, given that the proposal would have little impact on the street scene and would read as a subservient later addition to the host dwelling the two storey addition is considered to be acceptable.

7.6 The materials proposed are brickwork to match existing to the single storey addition with white uPVC fenestration also to match existing. Timber effect cladding in brown is proposed to the two storey addition and would also replace the tiles hanging to the rear dormer. Although this would be a noticeable increase in the proportion of cladding seen on the building, the materials to the existing host dwelling and the wider of the locality are mixed and include cladding in various colours and materials. The materials proposed are therefore considered to be acceptable.

7.7 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

- 7.8 To the north-east is the detached bungalow of No.81 St Mary's Road. The two properties are set approximately 12m apart and this separation distance would be maintained by the proposals, with the two storey element approximately 18m away from No.81. No side facing windows are proposed to the first floor. Given the separation distance, the impact to this property is considered to be limited and acceptable.
- 7.9 To the south-west is No.77 St Mary's Road, a detached chalet bungalow with an attached single garage to the north-east boundary. The two dwellings are set approximately 4.8m apart and much of the shared boundary between the properties is well screened by mature screen planting as well as 1.8m high close-boarded fencing. No.77 has a north-east facing window to a study, which is also sometimes used as a small bedroom. The proposal would be set approximately 9.3m from the study window and would have no side facing fenestration at first floor level. It is also noted that, due to its orientation towards the north-east, the study does not currently receive direct light and looks out directly to the boundary fencing and a shed within a paved area behind the garage of No.77. Whilst the proposal would be visible from No.77, and would therefore have an impact in terms of light, outlook and a sense of overbearing, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.
- 7.10 The modern two storey dwelling of No.7 Rook Farm Way lies to the north-west and is set at a right angle to the host dwelling. There are three small windows within the south-east facing side wall of No.7 serving bathroom and utility areas and the property has been extended to the rear at ground floor with a conservatory. The proposals would be set approximately 20m from the shared boundary, with no direct views towards primary living accommodation, and the existing close-boarded fencing with trellis top would be retained. As such the impact to this property is considered to be limited and acceptable.
- 7.11 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).

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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 Place be authorised to **GRANT PERMISSION** for application APP/25/00508 subject to the following conditions

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:

Site and Site Location Plan 24.11-00.00 A
Proposed Ground Floor Plan 24.11-10.01 A
Proposed First Floor Plan 24.11-10.02 A
Proposed Elevations 24.11-10.03 A

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 12 September 2025, 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.

Informatives:

- 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.