

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension to replace existing conservatory and rear extension.
LOCATION:	145 Havant Road, Hayling Island, PO11 0LE
REFERENCE NO:	APP/25/00210
APPLICANT:	Miss Richardson
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	15/05/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a detached two storey dwellinghouse located to the west of Havant Road, Hayling Island. The site set back from the main highway and is accessed through a private gravel access road. The property comprises green render to the front elevation with white render and painted brickwork to the rear elevation. The property has a pitched tiled roof with projecting gables to the east, south and west elevations. To the north of the property is an integral garage with a metal sloping roof. The surrounding properties are of differing traditional and modern designs.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/11/01585 - Two storey side extension., PERM,09/02/2012

APP/13/00972 - Application for non-material changes to planning permission

APP/11/01585 in relation to the windows., PERM,29/10/2013

APP/23/00463 - Proposed single storey rear extension to replace existing conservatory and outbuilding., PERM,17/08/2023

3. Proposal

Single storey rear extension to replace existing conservatory and rear extension.

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

CS16(High Quality Design)

Policy CS15 (Flood and Coastal Erosion Risk)

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 Jonathan Hulls

No comments received

Councillor Paul Gray

No comments received

Councillor Wilf Forrow

No comments received

Developer Services, Southern Water

From reviewing the submitted documents, Southern Water has indicated no new information has been received in addition to our previous correspondence dated the 18th of July 2023. Therefore, Southern Water has no further comments at this time.

Officer comment: This comment will be added as an informative to the decision notice.

Langstone Harbour Board

No comments received.

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes 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.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

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 the 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 pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer comment: This consultee comment will be added as an informative to the decision notice.

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.

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Public comments - Number of representations received: 1

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) Heritage
- (v) Flooding/Drainage
- (vi) Transport/Parking
- (vii) Natural Environment
- (viii) Biodiversity Net Gain (BNG)

(i) Principle of development

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

Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes.

Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and the proposed materials will be conditioned if permission is forthcoming.

Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

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

Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No.

Is the proposal sited such as to avoid overbearing development?

Yes.

Is there sufficient amenity space?

Yes.

(iv) **Heritage**

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?

No

Is the development known to have the potential to impact archaeology?

No

Does the proposal directly affect a heritage asset?

No

Does the proposal affect the setting of a heritage asset?

No

(v) **Flooding/Drainage**

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Flood Risk or Critical Drainage Area?

The application site is noted to be in a future flood zone, the agent has sent a Flood Risk Assessment Form, and impacts are considered to be acceptable in this regard.

Is the site within Flood Zones 2 or 3?

Not within current Flood Zones 2 and 3.

Is the site within an area at future flood risk?

Yes

Has an acceptable flood risk assessment be submitted?

Yes.

(vi) **Transport/Parking**

Is access, parking and turning provision acceptable having regard to Havant Borough Council Parking SPD

Yes

(vii) **Natural Environment**

Are there any trees that could be affected by the proposed development?

Local arboriculture is considered to be acceptably impacted by the works.

If applicable, are appropriate mitigation measures proposed to safeguard any trees to be retained on or off site?

Not needed for this application.

Does the proposed development have the potential to affect biodiversity and wildlife interests?

Local biodiversity and wildlife is considered to be acceptably impacted by the proposal.

If applicable, has an ecological survey / protected species survey been submitted?

Not needed for this application.

If applicable, are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?

N/A.

(viii) **Biodiversity Net Gain (BNG)**

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

Additional Observations

N/A

8 Conclusion

- 8.1 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) 2011.
- 8.2 It is noted one letter of support was received with respect to the scheme.
- 8.3 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.
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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00210

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 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:

Drawing Number: PL.890.25 -02: Proposed floor plans and Elevations: Uploaded 27/08/2025

Drawing Number: PL.890.25 -03 Rev D: Amended site and location plan: Uploaded 27/08/2025

Drawing Number: PL.890.25 -01: Uploaded 27/08/2025

Flood Risk Assessment Form: Uploaded 29/09/2025.

Reason: To ensure provision of a satisfactory development.

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:

You were updated about issues after the initial site visit,

2. During the application process, Southern Gas has left the following comments:

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