

DELEGATED OFFICER REPORT

PROPOSAL	Single storey side/rear extension and new detached garage
LOCATION:	322 Sea Front, Hayling Island, PO11 0AZ
REFERENCE NO:	APP/25/00587
APPLICANT:	Mrs Earle
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	06/10/2025
APPLICATION EXPIRY DATE:	03/09/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a detached, two storey dwellinghouse located on the north side of Sea Front. This property has a hipped and tiled roof with elevations formed from brickwork. The dwellinghouse is set back from the road with a driveway and garden area separating the property from the road. The front boundary treatment is formed by a brick wall and gate which borders the Sea Front road.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/21/00969 - Single storey rear extension to the main house and replacement of existing annexe to provide single storey accommodation, with associated external works.- PERM

3. Proposal

Single storey side/rear extension to provide additional family accommodation and new detached garage

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’

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: NA

Conservation Area: NA

5. Statutory and Non Statutory Consultations

Councillor Wilf Forrow

Councillor Paul Gray

Councillor Jonathan Hulls

Arboricultural Officer

Requested landscaping plan which has been provided by the applicant . No objection has been raised following review of this.

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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Public comments - Number of representations received: 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Impact on the character of the area
- (ii) Impact on neighbour amenity
- (iii) Parking
- (iv) Trees

- (i) Impact on the character of the area

7.1 This proposal comprises a side/rear extension in the siting of the existing garage following demolition of the garage which is sited to the rear / east of the main dwelling. The extension would have a larger footprint than the garage , extending forward so that it is level with the rear wall of the main house and with an increased depth beyond the rear of the existing rear extension. It would be set further off the side boundary and joined to the existing rear extension.

7.2 The extension would have a flat roof with a raised lantern rooflight and would be in use as an annexe in use for a relative of the applicant . It would comprise of a kitchen area, lounge and bedroom with a raised lantern rooflight above the kitchen. There would be doors to the rear elevation leading out from the bedroom and lounge, a window to the east side elevation serving the bathroom , a window to the west elevation serving the lounge and a door to the front elevation providing separate access to the annexe in through the kitchen. Proposed materials include facing brickwork to match the existing dwellinghouse. The applicant has confirmed that the annexe would be used by a parent of the applicant . Whilst it would have its own front door access, internal links would remain with the main dwelling and outdoor amenity spaces would remain shared . Overall a strong link with the main dwellinghouse would be retained.

7.3 The proposed garage would be located towards the front of the site . It would be detached with a pitched roof with plain clay tiles to the roof and cladding to the elevations . It would have dimensions of approximately 5.5 metres length by 4 metres width , 4 metres to ridge height and 2.2 metres to eaves height. There are other examples of garages located adjacent with the front boundary in the immediate area and the existing wall would offer a reasonable degree of screening from the highway and therefore this proposal is not deemed to result in any harm to the streetscene .

7.4 The extension would not be highly visible from the public realm – it would be of a fairly generous size in regards to its footprint and it is noted that the proposed extension in conjunction with the existing rear extension would be similar in footprint to that of the original house, however the garage is existing and would be removed to make space for the extension. It is also noted that the surrounding properties comprise of larger detached properties and therefore it is judged that this would therefore not be out of keeping with the surrounding pattern of development . Materials would be in keeping with the host dwelling .

(ii) Impact on neighbouring properties

7.5 To the east of the application site is no 320 Sea Front . No 320 has a garage located on the shared boundary however this does not contain windows to a habitable room and no overshadowing or overbearing harm is judged to occur from the proposed extension.

7.6 The garage would be located away from neighbouring properties at the front of the site. No harmful impact has been identified to any neighbouring properties as a result of the garage .

(iii) Parking

7.7 There would remain adequate space on the front driveway for the parking of 3+ vehicles which would meet the minimum parking requirements as stipulated in the Havant Parking SPD.

(v) Trees

7.8 There are several trees within the site. For this reason Havant's Arboricultural Officer has been consulted and he has no objection to raise to the proposal .

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00587

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:

SD25726-LP01 REV A Location and block plan
SD25726-E2.1 REV A Proposed plans and elevations
SD25726-E2.2 Proposed plans – garage
Biodiversity statement uploaded on the 10/09/2025
Existing plans – Topographic plan -SD25726-E1.0 REV A
Confirmation of use document 09.10.2025

Reason: - To ensure provision of a satisfactory development.

3) 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.

4) The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate independent unit of accommodation, or let or rented out separately.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Informatives

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.