DELEGATED OFFICER REPORT

PROPOSAL	**Single storey side and rear extensions and change to external materials.**
LOCATION:	12 Kingsway, Hayling Island, PO11 0LZ
REFERENCE NO:	APP/25/00663
APPLICANT:	MR JAMES WILSON
CONSULTATION EXPIRY DATE:	22/10/2025
APPLICATION EXPIRY DATE:	13/10/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION: Approve with conditions	

1. Site Description

The application site comprises of a single storey bungalow located to the east of Kingsway in the northern part of Hayling Island. The application site features a rear garden, with parking provided to the front and side of the property. The property features, cladding brickwork, render and brown cladding to the front gable for the external walls. The roof features a brown concrete tile with a low pitch. The application site is in an urban and residential area, with the character of the street featuring a mix of external materials, with most properties on the street being two storey dwellings.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Single storey side and rear extensions and change to external materials.

The plans also show the removal of a rear garage, however, this does not require planning permission and is not assessed below in the report (except in relation to parking).

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:N/A

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty:N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
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)

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 Jonathan Hulls	No comments received.
Councillor Wilf Forrow	No comments received.
Councillor Paul Gray	No comments received.

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 consulted: 8

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) Flood risk
(vi) 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

Side Extensions

7.3 Part of the proposal is for side and rear extensions which would be readily visible in the streetscene. It is noted that both extensions would feature flat roofs to the property. It is noted, that the extensions would both feature higher eaves levels (+ approximately 0.7 metres) than the existing low eaves of the bungalow.

7.4 Whilst the Havant Borough Design Guide SPD does not generally support flat roof designs, the extensions cumulatively provide a limited increase of width to both sides of the dwellinghouse, providing on balance a subservient addition to both the northern and southern elevations to the property. Whilst the eaves would be raised in relation to the existing dwelling it is considered that the modest side elements would have an acceptable impact on the character of the streetscene. It is also noted that there are flat roof front extensions at Nos 14A Kingsway and No.14 Kingsway. It is considered that the flat roof single storey extensions proposed can be supported and on balance due to their small widths they would not have an unacceptable impact upon the visual amenities of the area.

Rear Extension

7.5 Regarding the proposed rear extension element of the works, the property would be extended by approximately 4.5 metres at the smallest section (rear of the existing conservatory which would be removed) to approximately 7.5 metres at the longest proposed section of the works. The central section of the rear extension would feature a pitched roof, with the northern and southern sections of the proposal featuring a flat roof.

7.6 The rear sections of the works would not be readily visible in the streetscene. Regarding rear extensions the Havant Borough Design Guide SPD states "*Rear extensions should be sympathetic and subservient to the original design of the Building*". The central section would feature a pitched roof which would feature a lower ridge height than the existing property, with the flat roof sections being proposed to be approximately 1.5 metres lower than the ridge height of the property. It is noted that for a detached property such as 12 Kingsway under a larger homes extension application without receiving objections (this application is noted to have received no objections), could be extended up to 8 metres to the rear, exceeding the length of this proposal. With consideration of this together with, the single storey nature and modest height, it is considered that this proposal meets the requirements of Policy CS16. It is considered that as the rear extension works would not be readily visible on Kingsway, that this rear extension on balance would be seen to have an acceptable impact regarding the character of the area and the streetscene.

Materials

7.7 The existing roof and proposed roofs for the extension would feature slate roof tiles which is considered acceptable and not would detract from the streetscene. The extensions external walls would feature white render, and the flat roof elements would be single ply membrane which is considered acceptable. The front gable would be changed from brown cladding to fibre cement grey cladding which is also considered acceptable.

7.8 The design and appearance of the proposal is on balance 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 on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.9 To the north and south of the application site are properties at No.14A Kingsway and No.10 Kingsway. Due to proximity, the main impact to assess would be in regard to these two properties. Owing to the location and scale of the works, properties to the front and rear of the application site are considered to be acceptably impacted by the works.

No.14A Kingsway

7.10 The proposed change to external materials, and southern side extension to the property would have an acceptable impact upon No.14A Kingway. Regarding overlooking, the fenestration to the extensions would face boundary treatment at ground floor level (with rooflights providing light to a ground floor room below) and would acceptably impact this property. Regarding overshadowing and overbearing concerns, the northernmost part of the extensions would feature a minimum separation distance from the northern common boundary of approximately 1 metre and approximately 3.6 metres to No.14A's Southern elevation. Is it noted that the extension to the northern side of the dwelling would feature a height of approximately 3 metres. This extension would primarily impact driveway space which is considered acceptable. Regarding these matters, No.14A Kingsway is considered to be acceptably impacted by the works.

No.10 Kingsway

7.11 The proposed change to external materials, and northern side extension to the property would have an acceptable impact upon No.10 Kingway. Fenestration of the works would face boundary treatment at ground floor level (with rooflights lighting ground floor rooms) and would acceptably impact No.10 Kingsway. The southernmost point of the southern side and rear extension would feature a separation distance to the southern common boundary of approximately 1 metre and approximately 2.5 metres to No.10's northern elevation. At this distance overshadowing and overbearing impacts with reference to the proposed height of the southernmost point of the extension being proposed to be approximately 3 metres would be considered acceptable. It is also noted tat the closest part of No.10 is a garage.

7.12 Consequently, it is considered that the proposal would 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. It is noted no letters of objection were received with respect to the scheme.

(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) Flood risk

7.14 Due to the application site being located in a future flood zone, the agent has submitted a flood risk assessment form during the application process. This

notes floor levels will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate. Regarding this, officers consider the mitigations identified as acceptable and consider the proposal to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

(vi) Parking

7.15 The application would reduce parking to the side of the dwelling and would increase the occupancy of the dwelling from 3 to 4 bedrooms. This would require 3 parking spaces on site to accord with the Havant Borough Parking SPD. This has been shown on the plans, and the application is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 **Conclusion**

8.1 The proposed development is on balance acceptable in principle, is on balance 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00663

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:

   Proposed Ground Floor & Roof Plans Drawing Number: 594 PL03 Revision P1 Uploaded 22/08/2025
   Block and Location Plan Drawing Number: 594 PL01 Revision P1 Uploaded 22/08/2025
   Proposed elevations Drawing Number: 594 PL05 Revision P1 Uploaded 22/08/2025
   Flood Risk assessment Uploaded 27/10/2025
   Email from Mr Lilley dated 25/10/25 confirmation of flat roof materials
   Email from Mr Lilley dated 24/10/25 confirmation that existing roof will be changed to slate tiles

   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 and by the email from Mr Lilley dated 25.10.25 - confirmation of flat roof materials and the email from Mr Lilley dated 24/10/25 - confirmation that existing roof will be changed to slate tiles 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. Prior to the first use of the extension hereby permitted the existing garage / workshop shown to be removed on Drawing No. 594 PL01 P1 shall be demolished..
   Reason: To accord with the terms of the development and in the interests of the character of the area and the amenities of adjoining residents 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.