

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single-storey, side and rear extension, including raising and extension of the roof to form new accommodation, changes to materials and fenestration.
LOCATION:	13 Wheatlands Avenue, Hayling Island, PO11 9SG
REFERENCE NO:	APP/25/00666
APPLICANT:	Mr Brian Jones
CONSULTATION EXPIRY DATE:	15/10/2025
APPLICATION EXPIRY DATE:	16/10/2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

report uploaded in recommendations area

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

{{SiteHistory.arcusbuiltenv__Related_Record_Link__c}.html}

3. Proposal

Proposed single-storey, side and rear extension, including raising and extension of the roof to form new accommodation, changes to materials and 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
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. **Statutory and Non Statutory Consultations**

Ecologist

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

{{PublicComments.arcshared__Text__c}}

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00666

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>REV B Proposed plans 20.10.2025</p> <p>Householder FRA 22.8.2025</p> <p>01.01 REV A Location plan</p> <p>02.01 REV A Block plan</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>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.</p> <p>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.</p>

Informatives:

4	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p>
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	<p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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