DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00658

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Demolition of existing porch and construction of new side entrance porch

SITE ADDRESS: Pound House, 175 Havant Road, Hayling Island, PO11 0LF

AGENT DETAILS: Ms Safah Derzi
APPLICANT DETAILS: Mr Newman

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 19 November 2025

RECOMMENDATION: **GRANT PERMISSION**

1 Site Description

The application site is located on Havant Road on the west side of Hayling Island, close to the shoreline and Langstone Harbour and adjacent to the Hayling Billy Coastal trail. The site is accessed from a small road leading off Havant Road and there is a petrol station situated to the north and a public car park to the north west. The site is enclosed by a 2m high hedgerow along the east boundary and west boundary, of varying thickness.

The site comprises a detached, chalet style bungalow set back from the road with detached garage to the rear. To the south of the garden is a paddock and stables block. The site lies in flood zones 2 and 3.

2 Planning History

04/55583/000 - Conservatory to rear. – Permit - 07 May 2004

08/55583/001 - Two storey extension to existing house. – Permit 15 October 2008

APP/11/01083 - Extension of time limit for implementation of Planning Permission 08/55583/001 relating to two storey extension. – Permit- 05 August 2011

APP/12/01292 - Two storey extension (incorporating amendments to previous planning permissions 08/55583/001 and APP/11/01083 relating to raising of roof height, new entrance porch and extension of rear dormers). – Permit - 25 January 2013

APP/13/00324 - Application for non material changes to Planning Permission APP/12/01292 relating to alterations to front porch, replacement of fanlights with timber boarding; replacement of full height side lights with smaller windows, replacement of steel posts with oak posts. – Permit - 26 March 2013

APP/18/00391 - Construction of detached annex art studio. New stable block to replace existing barn, shelter and store. Erection of 1800 mm acoustic fencing. (Approved 28.11.2018). Request to discharge condition No/s 3 and 5 (29.05.2019).

APP/20/00184 - Proposed crossover onto Havant Road to form new access. – Withdrawn 26 May 2020

3 Proposal

Demolition of existing porch and construction of new side entrance porch

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water
Southern Water has no objections to the proposed new entrance porch works.

Southern Gas Network
No Comments Received – Standard informative will be added to planning approval

6 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 proposal is for the erection of a replacement porch following the demolition of the existing upvc porch to the eastern elevation. The proposed porch would have a depth of approximately 1.5m a width of approximately 2.4m. The proposed roof of the porch will extend as a canopy over the proposed entrance with an eaves height of approximately 2.8m with a maximum height of approximately 3.8m. The proposed porch would be constructed with rendered block work to the elevations, tile hanging to the gable of the roof, and tiles to match the existing property. The proposed pillars would be timber posts upon a brick plinth to match the porch area to the northern elevation. The proposal is of a high quality design and is not considered to have a harmful visual impact upon the property or the character of the streetscene.

7.4 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

7.5 The proposed porch would be a significant distance to the neighbouring properties to the northern and eastern boundaries. It is therefore considered any impact would be minimal and acceptable.

7.6 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Flood Risk

7.8 The proposed alterations fall within the definition of ‘minor development in relation to flood risk and does not require a consultation or further action.

8 Conclusion

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.

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9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application

APP/25/00658 subject to the following 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 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:

Flood Risk Assessment
Location Plan
Proposed Site Plan – Drawing No. 6084_1001
Proposed Ground Floor Plan – Drawing No. 6084_1200
Proposed Elevations – Drawing No. 6084_1201
Proposed Visual – Drawing No. 6084_SK01

Reason: - To ensure provision of a satisfactory development.

Informatives:

Informative 1:

In accordance with paragraphs 39-51 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.

Informative 2:

Southern Gas Networks - Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention
Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely