

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single storey side extension with accommodation in the roof and single storey flat roof extension to the rear
LOCATION:	14 Elm Close Estate, Hayling Island, PO11 9AT
REFERENCE NO:	APP/25/00678
APPLICANT:	Mr Atkins
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/10/2025
APPLICATION EXPIRY DATE:	23/10/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Elm Close Estate is a detached bungalow with a converted loft on the southern side of Elm Close Estate. The property is finished in cream painted brickwork and white uPVC fenestration under a gable ended plain clay tile roof. To the west elevation the original, unpainted red multi brickwork can be seen on the ground floor and chimney stack. Historic photos suggest that the property previously had a rear conservatory, although this had been removed at the time a site visit was made. The site is open at the front with an area of hardstanding immediately in front of the main house without a dropped kerb, as there is no pavement or change in levels separating the site from the road. The hardstanding continues along the east of the main dwelling and is partially covered by a lean-to timber framed structure with a polycarbonate roof. To the rear of the site the private garden is approximately 15.5m long and 10.1m wide and is bounded by approximately 1.8m high close-boarded fencing.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey dwellings in a variety of styles and materials. The original properties within Elm Close Estate are relatively small in scale and many have been altered and extended. The site is within Flood Zone 1 and is likely to remain so in the future.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history

3. **Proposal**

Proposed single storey side extension with accommodation in the roof and single storey flat roof extension to the rear with new render to existing dwelling.

Officer Comment

The description was amended to include render as a new external material.

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

CS16 (High Quality Design)
DM13 (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**

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application.

Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

<p>We request that should this planning application receive planning approval, the following informative is attached to the consent:</p> <p>Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.</p> <p><u>Proposed soakaways</u></p> <p>The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.</p> <p>No Soakaways should be connected to the public surface water sewer.</p> <p>For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)</p> <p>Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p> <p><u>Officer Comment</u></p> <p><i>It is noted that this is a Householder application with existing public sewer connections and as such no new connections are anticipated. Informatives have been added as per the above recommendation.</i></p>
<p>Councillor Wilf Forrow No comments received.</p>
<p>Councillor Paul Gray No comments received.</p>
<p>Councillor Jonathan Hulls No comments received.</p>

6. Publicity and 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Thank for your letter of September 26th, inviting comments on this application. (Redacted). We have valued our privacy since moving here in the late 1980s and have no wish to be more overlooked now.	Impact to neighbouring properties is fully considered in section 7 below.

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) Parking provision
- (v) Biodiversity Net Gain (BNG)

(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 proposals comprise a single storey pitched roofed side extension, which would include an extension to the existing roof accommodation, a single storey flat roofed rear extension, and internal alterations. The additions and alterations would provide two additional bedrooms at ground floor, an open-plan living space at the rear of the property, and a home office at first floor. The proposals also include three new rooflights to the front facing roof slope, however these would meet the criteria for Class C Permitted Development and are therefore not further considered here.

7.4 The proposed side extension would be approximately 2m wide and 7.25m long, extending across the existing east side of the host dwelling. The existing timber framed lean-to would be removed as part of the proposals with an approximately 1.25m separation distance to the east boundary retained for access. The proposed side extension would have a pitched, gable ended roof of approximately 5.85m high to match the roof of the main house with rooflights facing front and back. Whilst the addition would not be subservient to the main dwelling, it is considered that in this instance maintaining a simple structural form would be more in keeping with the character of the area than if the addition were to be inset and stepped down. The entrance to the dwelling, which is currently to the side of the property, would be relocated to the new side wall. Whilst the proposals would result in a somewhat narrower path to the entrance it would be similar to the entrance arrangements at Nos. 47 to 52, which have also been extended to the side. Although not yet built, it is noted that No.15 has an extant permission under APP/22/01220 to construct side facing gables and potential terracing effect was therefore considered. However, both dwellings would remain chalet bungalows,

the additions would be well set back from the road, and the street scene of Elm Close Estate does not have a uniform character. The proposed 1.25m separation distance would preserve a recognisable gap between properties and the proposed side extension is therefore overall considered to be acceptable.

- 7.5 The proposed rear extension would be approximately 5m deep and 7.3m wide, aligning with the end wall of the proposed side extension so that it would be offset approximately 1.65m from the west boundary and 1.25m from the east boundary. It would have a flat roof with a maximum height of approximately 3.1m. The proposed rear extension would not be visible within the street scene and would be similar in scale to other rear additions within Elm Close Estate. The proposed rear extension is therefore considered to be acceptable.
- 7.6 The proposed materials were not made clear in the original submission and the agent was asked to clarify whether the intention was for the additions to match the existing painted brickwork or the original exposed brickwork. In the interests of ensuring a good match to the existing house, the applicant requested that the existing and proposed walls be white rendered instead and the drawings and description were updated accordingly. Proposed fenestration and tiling would be to match the host dwelling and there is a strong precedent for similarly white rendered properties around Elm Close Estate. The proposed materials are therefore deemed to be acceptable.
- 7.7 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

- 7.8 To the east is No.15 Elm Close Estate, a detached bungalow with a roof gabled to the front and rear. Extensions and alterations for this property were previously approved under APP/22/01220 and, although these have not yet been carried out, the impact to this property has been considered with both the existing layout and potential alterations in mind. The main house of No.15 has no west facing windows and none are proposed. An existing conservatory to the rear of the property would be replaced with a pitched roof extension of a similar footprint with rear facing bifold doors and a flat roof extension is also proposed with bifold doors to the south and west elevations. This would however, be set away from the shared boundary by approximately 5m and the existing close boarded fencing would remain. There are no east facing windows proposed at first floor level and, due to the relatively low height and offset from the boundary, the proposed rear extension would meet the overshadowing guidance as set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). The impact to No.15 is therefore considered to be limited and acceptable.
- 7.9 To the west is No.13 Elm Close Estate, which is a similar style property to the host dwelling. The layouts of the two sites are also similar, with the driveway of No.13 to the east boundary adjacent to the host dwelling and leading to an outbuilding just behind the main house. No.13 has previously been extended to the rear with a conservatory set away from the shared boundary by approximately 5.8m. The proposed side extension would be to the east of the host dwelling and would therefore not be visible from No.13. The proposed rear extension would not extend beyond the existing outbuilding and would be offset from the shared boundary in order to retain an existing rear window. As such the proposed rear extension would only be visible from a small area of the driveway to No.13 and is deemed to have a limited and acceptable impact on this property.

- 7.10 No.51 Hollow Lane lies to the south and rear of the site. No.51 has an approximately 44m long rear garden such that the proposals would be set at least 50m from this property as well as 10.6m from the shared boundary. The majority of the proposals would be single storey and screened by the existing close-boarded fencing and the single additional rooflight to the rear roof slope would be of the same size and height as the existing rooflights such that it would not significantly increase overlooking towards No.51. The impact on this property is therefore considered to be limited and acceptable.
- 7.11 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) Parking provision

- 7.12 The proposals would increase the number of bedrooms from two to potentially five, including the proposed first floor office, and therefore sufficient parking for three vehicles is required. The existing frontage is approximately 10.2m wide and 6.3m deep and the agent has provided drawings indicating that it would accommodate parking for three vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 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.

9. **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00678 subject to the following conditions

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:

Location Plan

Proposed Block Plan 9186:25:0 A

Existing and proposed floor plans and elevations 9186:25:1 E

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 06 November 2025, 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.

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.

- 2 You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. if you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.

- 3 Proposed soakaways - advice from Southern Water.

No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.