

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Single Storey Front Entrance Extension
LOCATION:	11 Coronation Road, Hayling Island, PO11 9RZ
REFERENCE NO:	APP/25/00830
APPLICANT:	Mr Hoyte-Bone
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	04/12/2025
APPLICATION EXPIRY DATE:	05/01/2026
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a detached chalet bungalow located on the west side of Coronation Road in Hayling Island . This property has a barn hipped roof with front facing gable wall with elevations formed from painted render and cladding . The property is separated from the road by a lawn and driveway . The area is residential in character.

2. Planning History

Is there any planning history relevant to the current application?

None relevant

3. Proposal

Single Storey Front Entrance Extension

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.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Southern Water

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Officer comment: *Drainage arrangements for a householder application such as this are a matter for the Building Regulations.*

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

Number consulted: 7

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
- (v) Flood risk
- (vi) Biodiversity Net Gain

(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 This proposal comprises a single storey extension located to the side/front of the dwelling. This extension would have dimensions of approximately 4 metres depth, 2.8 metres width and 2.4 metres height to eaves level and 3.1 metres to the ridge. The extension would have a hipped roof. The extension would allow for an entrance porch with a doorway to the front and window to the side. It is considered to be subservient to the host dwelling in both scale and design.

7.4 Overall, 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 To the south of the application site is no 9 Coronation Road. The extension would be single storey in height and there would be a reasonable degree of separation between these two properties. The extension would feature a window that faces back towards no 9 however this is not considered to result in harmful overlooking. No overshadowing is considered to occur from the extension as there would be over 6.5 metres separation distance between the two properties.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to an unreasonable 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

7.7 The extension would not infringe upon the existing driveway and the overall proposal is reducing the number of bedrooms within the property. No parking issues have been identified as a result of this proposal.

(v) Flood risk

7.8 The site is located within Flood Zone 3 and therefore a Flood Risk is required and has been provided showing that flood mitigation measures will be incorporated into the scheme where possible.

(vi) Biodiversity Net Gain

7.9 This application is exempt from the requirements relating to Biodiversity Net Gain as it is a householder application.

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 Development Manager be authorised to Approve Application APP/25/00830 subject to the following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

A101 Existing and proposed elevations and floor plans

B01 Block plan

L01 Location plan

Flood risk Assessment uploaded on the 11.12.2025

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.

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,

You were updated about issues after the initial site visit,

Your application was acceptable as submitted and no further assistance was required.