

DELEGATED OFFICER REPORT

PROPOSAL	Replacement roof including loft conversion and front and rear dormers to include two bedrooms in the roof space. Proposed porch canopy to the front elevation. Single storey side and rear extensions. Infill extension to link the house and garage forming annexe. Re-build existing garage as a gym in the same style to the proposed dwelling. Replacement materials including cladding and render.
LOCATION:	1 South Road, Hayling Island, PO11 9AE
REFERENCE NO:	APP/25/00812
APPLICANT:	Mr Chris Adams
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/01/2026
APPLICATION EXPIRY DATE:	06/01/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises a detached, single storey dwellinghouse with space in the roof. This property has a pitched roof with a front facing gable and pitched roof to the side. The property is set back from the road with a flint wall running alongside the northern boundary. The site is located on the west side of South Road, Hayling Island.

2. Planning History

Is there any planning history relevant to the current application?

None relevant

3. Proposal

Replacement roof including loft conversion and front and rear dormers to include two bedrooms in the roof space. Proposed porch canopy to the front elevation. Single storey side and rear extensions. Infill extension to link the house and garage forming annexe. Re-build existing garage as a gym in the same style to the proposed dwelling. Replacement materials including cladding and render.

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: NA
Conservation Area: NA

5. Statutory and Non Statutory Consultations

Development Infrastructure Team (CIL & S106)

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

1 Objection comment received:

The plan shows a change for the use of the garage to a gym. As you will know that the building regulations for gym structures is not the same as domestic structures. These regulations show that a gym will need special acoustic and floor requirement to insulate against noise disturbance and safety of use. I expect and hope that they will apply to the garage/gym change.

Case Officer comment: As the proposal is for personal use, the proposal would have to satisfy Building Regulations.

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
- (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

7.3 This proposal comprises a replacement and raised roof including dormers to the front and rear roof slopes. Single and two storey extensions are proposed to the side and rear, with an internal annexe proposed within the rear extension works.

7.4 In regard to the proposed works to the roof and at first floor level, this proposal would result in an additional storey with the roof ridge raised by approximately 2 metres in height. The existing projecting front gable would be raised in height with a catslide roof slope leading down to a single storey side extension to the north eastern boundary. Pitched roof dormers are proposed to the front and rear roof slopes which would have dimensions of approximately 1.8 metres width by 2.5 metres to the ridge, and these would serve a bathroom to the front and a bedroom to the rear.

7.5 To the rear a first floor extension is proposed which would have a height of approximately 3.8 metres with a pitched roof form. This would feature a Juliet balcony serving the first floor master bedroom. The pitched roof would form a catslide roof leading down to the side extension roof at single storey level.

7.6 The proposed side extension would have a width of approximately 3 metres and a total depth of approximately 21 metres, noting that the existing garage is to be removed and rebuilt as part of this proposal. It would be sited on the north eastern boundary. The side extension proposed would have an eaves height of approximately 2.4 metres and would include an internal garage with garage door to the front elevation. This would then lead into a utility room served by a rooflight, followed by an annexe, served by 3 rooflights and two sets of doors and a window to the south elevation. The extension would then form a gym which would be accessed externally by doors to the south elevation.

7.7 The annexe would serve an immediate family member and whilst it would not be connected to the main dwelling internally, access would be made via the shared rear garden and therefore the annexe would retain a strong linkage with the main dwelling. For this reason, it is considered that the annexe use would be acceptable, subject to planning controls enforced via planning condition.

7.8 In regards to the proposed extensions, the side extension would have a generous depth, however it is also noted that the rear extensions are relatively small and the majority of the rear garden would be retained. They would be visible from the road;

however the side extension would be well integrated with the rest of the property design, with the gable roof leading down into the extension roof .

- 7.9 The works to the roof are not considered to be out of character with the rest of the streetscene. Other properties have undertaken works to the roof in the form of dormers and more contemporary redesigns of the roof form. No 4 South Road on the opposite side of the road in particular has undergone significant alterations, resulting in a modern aesthetic.
- 7.10 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 Policies CS16 and CS11 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.

(ii) Effect on neighbouring properties

- 7.11 To the south of the application site is no 27 Hollow Lane. The proposal would result in an increase in the height of the roof adjacent with this side boundary however it is noted that this faces a blank garage wall at no 27. There would be a single storey rear extension proposed also in close proximity to this shared boundary however this is not considered to result in any harmful impact on light at no 27. The proposed front and rear dormers would have views down the rear garden of the application site and are not considered to offer views directly down into private amenity spaces of adjacent properties.
- 7.12 To north of the application site is no 3 South Road. This property is angled slightly towards no 1. There is one window on the side elevation facing back towards the side elevation of no 1 where ~~there~~ the building line steps inwards. The proposed single storey side extension would come right up to the shared side boundary whereby the flint wall would be retained. The case officer has suggested the stepping in of the side extension off this side boundary in order to reduce impact on no 3, noting the close proximity however a permitted development fallback position has been raised by the applicant. This 'fallback position' is noted in that it would be possible to construct a single storey side extension under Class A:

'(i)the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;'

- 7.13 In this instance the eaves height would not exceed 3 metres and therefore a side extension with a similar impact could be constructed without acquiring formal planning consent. It is also noted that there is only one window on the side elevation of no 3 and that there is an existing garage which takes up the space at the end of the garden at the application site. ***

- 7.14 The side gable windows would be set at high level on both sides.

- 7.15 To the rear of the application is no 23 Hollow Lane. The rear garden of no 23 backs on to the rear garden of the application site. There is approximately 10 metres of rear garden area at no 1 South Road. The application site does not

have a back to back or back to side relationship with no 23 Hollow Lane, similarly with no 3 Garden Close to the North West there is an angled and indirect relationship between the properties in regard to overlooking. With this indirect relationship in mind, it is considered that the proposed rear dormer and Juliet balcony is considered to be acceptable, noting that some level of overlooking is to be expected in a relatively dense urban area such as this.

(iii) Parking

7.15 The proposal would include parking for 3 vehicles on site which would meet the requirements as specified in the Havant Parking SPD. The driveway would be resurfaced in permeable materials.

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 with conditions for application APP/25/00812

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 and block plan 27.08.2025 101 P2
Proposed south elevation 502 PL
Material specification dated 29.09.2025
Proposed elevations 501 P4
Proposed first floor and roof plans 402 P3
Proposed ground floor plan 401 P3

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.

4The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved. If the building is not used as annexe accommodation, it shall only be used for purposes incidental to the existing dwellinghouse (for example as a garage, summerhouse, shed or similar incidental use). It shall not be used or occupied as a separate unit of accommodation nor shall it be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. Given the location of the building, the limited amount of amenity space and on-site parking and the likely increase in activity, noise and disturbance which would result from a non-ancillary form of use, it would be likely that such a use would harm neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Informatives:

1In 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:

You were updated about issues after the initial site visit,

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