

DELEGATED OFFICER REPORT

PROPOSAL	Single-storey side extension with demolition of side carport and new off white / cream render to existing brickwork (to match neighbouring properties). New windows in white uPVC to match existing.
LOCATION:	36 Selshire Road, Hayling Island, PO11 9LD
REFERENCE NO:	APP/25/00984
APPLICANT:	Ms Elaine Pouliot
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	12/01/2026
APPLICATION EXPIRY DATE:	23/01/2026
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 36 Selshire Road is a detached bungalow to the south-west of Selshire Road. The dwelling is set back behind an area of hardstanding that is fronted by a 1m high picket fence with 1m high close-boarded fencing to either side. The hardstanding continues along the south-east side of the dwelling to a covered store/carport area with a lightweight Perspex roof and timber walls. At the time of visiting the site, the store had been partially demolished. Behind the store and to the rear of the dwelling the private garden is approximately m long and m wide and has been mostly laid to lawn. The garden is bounded at the sides by 1.8m high close-boarded fencing which rises to 2m across the rear boundary. The bungalow itself is finished in red brick and hung tiles with white uPVC fenestration under a gable ended roof concrete tile roof. The property has been previously extended to the rear, enlarging the original living accommodation, and has a gabled front projection that includes an open porch.
- 1.2 The area immediately surrounding the application site is residential, and is comprised of a mix of one and two storey dwellings in a variety of styles and materials. Many of the properties along this section of Selshire Road have been variously extended and altered so that there is no set pattern of development. To the rear of the site there is a private lane containing a development of three detached houses.

2. Planning History

No relevant history

3. **Proposal**

Single-storey side extension with demolition of side carport and new off white / cream render to existing brickwork (to match neighbouring properties). New windows in white uPVC to match existing.

Officer Comment

The description was revised following discussions with the agent and applicant to include changes in external materials and the removal of a front 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.

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

CS15 (Flood and Erosion Risk)
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)

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 Southern Water have no objections to the proposed front and side single-storey extension.
Councillor Mark Coates No comments received.
Councillor Peter Oliver No comments received.
Councillor Netty Shepherd No comments received.

--

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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Flood risk
- (v) Parking provision
- (vi) 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 ground floor side extension to form an additional bedroom and separate utility room, with internal alterations so that the proposed new bedroom would form part of a 'granny annexe' accessed from the hallway of the host dwelling. An existing covered store area to the side of the house would be demolished to facilitate the proposed extension. The proposals originally included a flat-roofed front extension, however when the flat roofed design was queried the applicant confirmed they no longer intended to proceed with this element of the design and it was subsequently removed and the description of the application was updated.

7.4 The proposed side extension would have an approximate length of 6.75m and width of 3.15m, with a flat roof to a height of 2.82m. It would maintain at least a 1m distance to

the boundary and as such would have less mass and bulk when viewed from the street than the existing covered store, which is approximately 3.1m high and extends to the boundary. The side extension would also be well set back from the street behind the main building line. As such the proposed side extension is considered to be acceptable.

- 7.5 The proposals include rendering the host dwelling as well as the proposed extension in an off white colour. Fenestration within the extension would be to match the host dwelling. White and cream render can be seen on several nearby properties, notably No.30 Selsmore Road to the north-west which is prominently located within the street scene. The proposed materials are therefore deemed to be acceptable.
- 7.6 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

- 7.7 To the south-east is No.38 Selsmore Road, which is a two-storey chalet bungalow style semi-detached dwelling with a large side facing dormer set within a steeply pitched roof. No.38 has previously been extended to the side at ground floor with a flat roofed addition that forms part of the shared boundary to the host dwelling. The proposed addition would sit next to the existing side extension at No.38 and would have a similar relationship to it as the existing covered store building. The impact to No.38 is therefore considered to be limited and acceptable.
- 7.8 No.34 Selsmore Road lies to the north-east of the site and is a similar style property to the host dwelling. The proposed addition would not be visible from No.34 and the host dwelling is set off the boundary so that changes to the materials would not encroach on neighbouring properties. The impact to No.34 is therefore considered to be minimal.
- 7.9 There are no other immediately adjacent properties. The private lane to the rear of the site serving Nos. 5A-5C Bound Lane has limited views towards the host dwelling and the proposals would be at least 22m from the nearest window such that impact to these properties is considered to be minimal.
- 7.10 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) Flood risk

- 7.11 The proposal is within an area at risk of flooding from surface water. The agent has submitted the required Flood Risk Assessment indicating that floor levels within the proposed development will be set no lower than existing levels and has included details of proposed resilience and mitigation measures. This is considered satisfactory in meeting the requirements of Policy CS15.

(v) Parking provision

- 7.12 The proposals would increase the number of bedrooms from one to potentially two therefore sufficient parking for two vehicles is required. The front hardstanding to be retained would be approximately 9.1m long and 10m wide and is considered to provide

adequate on-site parking for up to four vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(iv) 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00984 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
Ground Floor Plan Proposed 6105 1001 A
Proposed Site Plan 6105 1101
Elevations Proposed 6105 1201 D
Flood Risk Assessment for Householder Extension

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:

- 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:

- You were updated about issues after the initial site visit.