DELEGATED OFFICER REPORT

PROPOSAL	**Two Storey Side Extension to include conversion of the existing garage and installation of a front balcony. Alterations of External Materials to include Render and Cladding.**
LOCATION:	Sagapor, Victoria Road, Hayling Island, PO11 0LU
REFERENCE NO:	APP/26/00002
APPLICANT:	Mr & Mrs Bailey
APPLICATION TYPE:	Householder planning permission

CONSULTATION EXPIRY DATE: 16/02/2026

APPLICATION EXPIRY DATE: 02/03/2026

WARD: Hayling West

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

The application site relates to a detached 1970's style two storey dwelling located on the north side of Victoria Road, where the road is unmade and not adopted. Opposite, to the south are fields, currently used for grazing horses.

The application property is constructed of pale red brick with first floor tile hanging, beneath a tiled roof. There is an attached flat roofed double garage to the east and flat roofed single storey front additions.

The property is set back in a wide plot, relatively close to its western boundary, but with considerable separation to the east boundary. The front boundary is hedged, with large tarmac drive for the parking of multiple vehicles.

Victoria Road is characterised by a mix of dwellings of all ages and styles, with uneven and varied siting within plots. The more spacious layouts and ad hoc pattern of development opposite the fields give a sense of a semi-rural lane.

To the immediate east is a chalet style bungalow with recent extensions and renovations under APP/23/00255, including a dormer window in the side roof slope facing the application site. This side dormer is obscure glazed as per condition 4 of APP/23/00255 which required it to be non-opening to 1.7m and obscure glazed, and serves a bathroom.

To the west is a pair of semi-detached houses which sit further forward – the one adjacent the application site, Coniston, has an attached single storey flat roofed side garage constructed up to the boundary.

The site lies outside any current flood zone, but is within the future flood zone.

2. Planning History

91/53500/1 – new porch with flat roof on front of house – Permitted 10 July 1991

92/53500/2 – Conservatory to rear – Permitted 21 October 1992

05/53500/3 – Outline application for a two-bedroom bungalow and garage – Refused 9 June 2005 – backland & overdevelopment – Appeal Dismissed 30 May 2006

08/53500/004 – Outline application for 1No. detached dwelling on land to the rear of Sagapor with new access over land fronting Rogers Mead – Refused 14 August 2008 Appeal Dismissed 26 March 2009

3. Proposal

Two Storey Side Extension to include conversion of the existing garage and installation of a front balcony. Alterations of External Materials to include Render and Cladding.

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
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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: Not applicable.
Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

None necessary

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
Site Notice		26/01/26	16/02/26	Is advertised in the public interest

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

Number consulted**: 4**

No letters received

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) BNG

(i) Principle of development

7.2 Victoria Road forms the boundary of the defined urban area under policies AL2 and CS17 such that 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 would convert the existing garage and add a 2.35m extension to it at the rear. Therefore, its alignment relative to the side boundary would remain, and retain the sense of space about the property from the 3m+ separation to the boundary with Bay Lodge. The first-floor element above the garage would be recessed back with ridge set down. This would therefore appear appropriately subservient and recessive in accordance with the Borough Design Guide SPD.

7.4 The front balcony and associated patio doors are large and arguably top heavy for the ground floor windows below, but it is noted that another property in Victoria Road has been modernised with a front balcony too. Therefore, the principle of a front balcony is acceptable, and by virtue of the 1.22m recess, the overall design would not appear overly dominant to the front façade. It is further noted that an existing first floor door on the front elevation of the main house would be removed and a window to match the other front openings installed, again improving the visual balance and appearance of the dwelling.

7.5 The proposal also includes making external alterations to the materials on the existing dwelling by rendering the existing brickwork and changing the existing tile hanging to light grey cement board cladding. The proposed side extension would also be constructed of render and cement cladding. This would bring more cohesion to the existing dwelling and would not be inappropriate to the character of Victoria Road where there is a mix of materials.

7.6 Overall, the design and appearance of the proposed two storey side extension and change of materials, would be appropriately subservient, retain a sense of space and be visually appropriate to the mixed character of the area, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and Borough Design Guide SPD.

(iii) Effect on neighbouring properties

7.7 The side separation to Bay Lodge to the east would be retained, although the bulk and mass of the two-storey element at an overall depth of 6.65m would overlap with the side dormer window of Bay Lodge. Therefore, the outlook from this window and light available to it would be slightly compromised if it had served a habitable room. But it serves a bathroom and is conditioned to be non-opening up to 1.7m from internal floor and obscure glazed. As such it is considered the additional overshadowing and two storey bulk opposite the bathroom window would not result in any harm to the amenity of the occupiers of Bay Lodge.

7.8 Otherwise the proposed development would 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 to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

7.9 The existing dwelling has 4 bedrooms, and following the proposed works would have 5 bedrooms. The Parking SPD requires 3 on site spaces for such a size dwelling and although the space in the existing garage would be lost, there is nevertheless plenty of space at the front of the site to accommodate 3 cars. The proposal would therefore meet the Parking SPD and policy DM13.

(v) Flood Risk

7.10 The site lies within current flood zone 1 but within the future flood risk for tidal flooding identified in the strategic flood risk assessment. Therefore, to comply with paragraph 181 and footnote 63 of the current NPPF, a FRA assessment has been provided, appropriate to this householder minor extension. This indicates that floor levels within the development would be no lower than existing. It is also noted that the sleeping accommodation would be on the first floor with improved escape route via patio doors and the front balcony. As such it is considered that the proposal would be safe for its lifetime without increasing flood risk elsewhere.

(iv) BNG

7.11 With respect to BNG, as a householder application the development 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 the proposal is recommended for approval.

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9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/26/00002

Conditions:

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.

The development hereby permitted shall be carried out in accordance with the following approved plans:
Location & Block Plan – Drawing number 25041 101 Rev P1
Proposed Floor Plans – Drawing number 25041 401 Rev P4
Proposed Elevations – Drawing number 25041 501 Rev P4
Flood Risk Assessment
Reason: - To ensure provision of a satisfactory development.

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,

In this instance:
Your application was acceptable as submitted and no further assistance was required.