

DELEGATED OFFICER REPORT

PROPOSAL	Extension to existing dormers (both sides) and alterations to external materials.
LOCATION:	3 New Cut, Hayling Island, PO11 0NB
REFERENCE NO:	APP/26/00079
APPLICANT:	Ms Tania Powell
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	21/03/2026
APPLICATION EXPIRY DATE:	09/04/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises of a detached, pitched roof bungalow with dormers to each side roof slope. The property is located to the north side of New Cut which is a residential road with properties of various heights and styles. The property is not located within a Flood Zone.

2. Planning History

None relevant

3. Proposal

Extension to existing dormers (both sides) and alterations to external materials.

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

N/A

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: 6

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) Parking
- (v) 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 of the extension of the existing dormers to each side elevation roof slope. This proposal has been amended following its initial submission, with the dormers reduced in height and length, now set further back from the front elevation. The increase in length would be 2.7 metres approximately, with the height and depth in line with the existing dormers. These would not feature windows and would allow for an extended bedroom 1 at first floor level.

7.4 There are examples of dormers within the streetscene on both the host dwelling and those surrounding it. With the amendments made it is considered that the dormers would sit within the roof slope and would not result in a 'top heavy' or overdeveloped appearance. For this reason, the dormers are judged to be adequately subservient within the roof slope and this application is therefore considered to be acceptable in regards to its impact on the character of the area. Proposed materials include cladding in light grey colour- this is deemed to be acceptable, noting that cladding has been used elsewhere in the immediate streetscene.

7.5 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.

(ii) Impact on neighbour amenity

7.6 To the east of the application site is no 5 New Cut. These properties are sited within close proximity of one another; however, the dormer would be set up from the eaves and is not considered to result in an overbearing impact on no 5, noting the existing proximity of the pitched roof.

7.7 To the west of the application site is no 1 New Cut. There would be approximately 5 metres separation distance between these two properties, and the dormer would not feature any additional windows. It is considered the proposal would not result in an adverse impact on this property.

7.8 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.

(iv) Parking

7.9 There is enough parking on site to meet the parking requirements as stipulated in the Havant Parking SPD.

(v) Biodiversity Net Gain

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

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the streetscene and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning. be authorised to Approve with Conditions for application APP/26/00079

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:

Confirmation of cladding colour email uploaded on the 25.03.2026

Proposed elevations and floor plans uploaded on the 11.03.2026

Existing elevations and location plan uploaded on the 05.02.2026

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,

In this instance:

You were updated about issues after the initial site visit.