

DELEGATED OFFICER REPORT

PROPOSAL	Two storey side extension
LOCATION:	23 Wittering Road, Hayling Island, PO11 9SP
REFERENCE NO:	APP/25/01016
APPLICANT:	Mr John Rees
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	04/02/2026
APPLICATION EXPIRY DATE:	09/03/2026
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 23 Wittering Road is a two storey detached dwelling to the south-west of Wittering Road. The property has an unusual white rendered modernist design with projecting front rectangular element and a recessed element with a curved end and a first floor balcony over a ground floor porch facing Wittering Road. The property is set close to the rear boundary so that the main garden space is at the front and side of the dwelling to the north-east. To the north-west side there is an attached single garage and a lean-to carport structure marked as a store on the plans provided. An area of hardstanding in front of the garage and store provides parking. The frontage is relatively open with low shrub planting and 1.5m high close-boarded fencing to the south-east boundary, rising in height to 1.8m with a decorative top at the rear. Plain close-boarded 1.8m fencing continues along the north-west boundary.
- 1.2 The area immediately surrounding the application site is residential and is comprised of detached custom-built properties that vary widely in style and appearance. Many are flat roofed and a number incorporate balconies either facing towards Wittering Road or Chichester Harbour to the north-east. The site is within future tidal Flood Zones 2 and 3.

2. Planning History

No relevant history at site address.

25 Wittering Road

APP/24/00762. Garage conversion to annexe, installation of render to frontage, and changes to fenestration. PERMIT 02/12/2024.

3. Proposal

Two storey side 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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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**

Chichester Harbour Conservancy

Recommendation – No objection, subject to matching external facing and roofing materials.

I visited the site 30.1.2026: having had regard to the policy framework* below make the following comments.

This side of the street is just outside the Chichester Harbour National Landscape (NL) boundary, but with potential to affect its setting.

Attractive art deco-style detached house on south west side of street.

A mixture of architecture in the street.

Extension proposed is at first floor over garage. Applicant intends to replace existing garage, which will be demolished to make way for a 2 storey element to north-west side of dwelling.

Extension has been well designed and will balance out the street elevation, to match an existing two storey element to south-east side of taller central element.

Solar panels on the flat roof will not be visible owing to parapet upstand.

No objections, to what is considered to be an enhancement to the setting of the NL.

Councillor Netty Shepherd No comments received.
Councillor Mark Coates No comments received.
Councillor Peter Oliver 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:

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
We support the application as it is a good use of space over the existing garage and carport.	Comment in support of the application noted.

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 and on the Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Flood risk
- (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 and on the Chichester Harbour National Landscape

- 7.3 The proposals relate to the demolition of the existing garage and carport, which would be replaced by a two storey extension with a double garage at ground floor and a new larger dining area at first floor with access to a new front facing balcony. Minor internal alterations are also proposed.
- 7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS12 of the Core Strategy requires, amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour National Landscape (formerly AONB).
- 7.5 The proposed extension would be similar in footprint to the existing garage and store, with a width of approximately 5.6m and a length of 5.5m. It would have a maximum height of approximately 6.52m and would be similar in design to the existing recessed two storey element of the house, albeit without the curved end wall, appearing as if it were mirrored around the front projection. It would also be finished in materials to match existing. Noting that the proposal incorporates clear references to the unique design of the host dwelling, the proposed two storey extension is considered to be acceptable.
- 7.6 Chichester Harbour Consultancy have been consulted with regards to potential impact on the Chichester Harbour National Landscape and have raised no objection to the development, noting that the extension has been well-designed and would be considered an enhancement of the street setting.
- 7.7 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 Havant Borough Local Plan (Core Strategy). It is considered that the scheme would conserve the visual amenity of the Chichester Harbour National Landscape, in accordance with Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the tests in the Chichester Harbour National Landscape under Section 84 of the Countryside and Rights of Way Act 2000.

(iii) Effect on neighbouring properties

- 7.8 No.25 Wittering Road is a detached two storey house to the north-west of the application site. Permission was granted under APP/24/00762 to convert the garage into annexe accommodation and work was being carried out to facilitate this at the time of visiting the site. Two existing garage windows would become bedroom windows as part of this. The windows look out to a side path bounded by 1.8m close-boarded fencing, and it is also noted that No.25 is set at an angle so that the windows face south-east past the rear wall of the host dwelling and proposed extension. No.25 has no side facing windows at first floor. Following discussions with the applicant, a proposed north-west facing dining room window was revised to be obscure glazed and a 1.7m high obscure glazed screen was added to the end of the proposed balcony to prevent overlooking to the annexe and side path. On balance therefore, whilst it is recognised that the proposal would have some impact in terms of a sense of overbearing, this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.
- 7.9 To the south and east is No.21 Wittering Road, which is a two storey flat roofed dwelling, the garden of which wraps around the rear of the site so that there are no other

immediately adjacent properties. The proposed extension would be set some 15.6m from the property at No.21 and would have no south facing proposed windows. Given that the additions would be to the north of No.21's garden, and would therefore have a limited impact on light, the impact to No.21 is considered to be limited and acceptable.

- 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) Parking provision

- 7.11 The proposal includes the removal of the existing single garage, however it would create a double garage and two parking spaces within the existing hardstanding would also be retained. This is considered acceptable in meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.12 A small area to the north of the site is within the current Flood Zone 2, and the entire site is within Future Flood Zones 2 and 3. The applicant has provided a Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(vi) 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 Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/01016 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

Proposed Site Plan unloaded 10.12.25

Proposed Plans uploaded 23.03.26

Proposed Elevations North-East and South-West uploaded 23.03.26

Proposed Elevations South-East and North-West uploaded 23.03.26

Design and Access Statement & Flood Risk Assessment December 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the side elevation facing north-west shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and fitted with restricted openings with a maximum opening of 100mm and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the fixed screen to the first floor balcony on the side elevation facing north-west shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.